

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Woodinville,Cottage Lk. Hollywood Hills, Sammamish Valley / 36
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 482

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$121,400	\$239,800	\$361,200	\$380,900	94.8%	8.56%
2003 Value	\$126,500	\$251,900	\$378,400	\$380,900	99.3%	8.45%
Change	+\$5,100	+\$12,100	+\$17,200		+4.5%	-0.11%
% Change	+4.2%	+5.0%	+4.8%		+4.7%	-1.29%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -1.29% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different than the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$126,100	\$231,600	\$357,700
2003 Value	\$131,400	\$242,400	\$373,800
Percent Change	+4.2%	+4.7%	+4.5%

Number of one to three unit residences in the Population: 4851

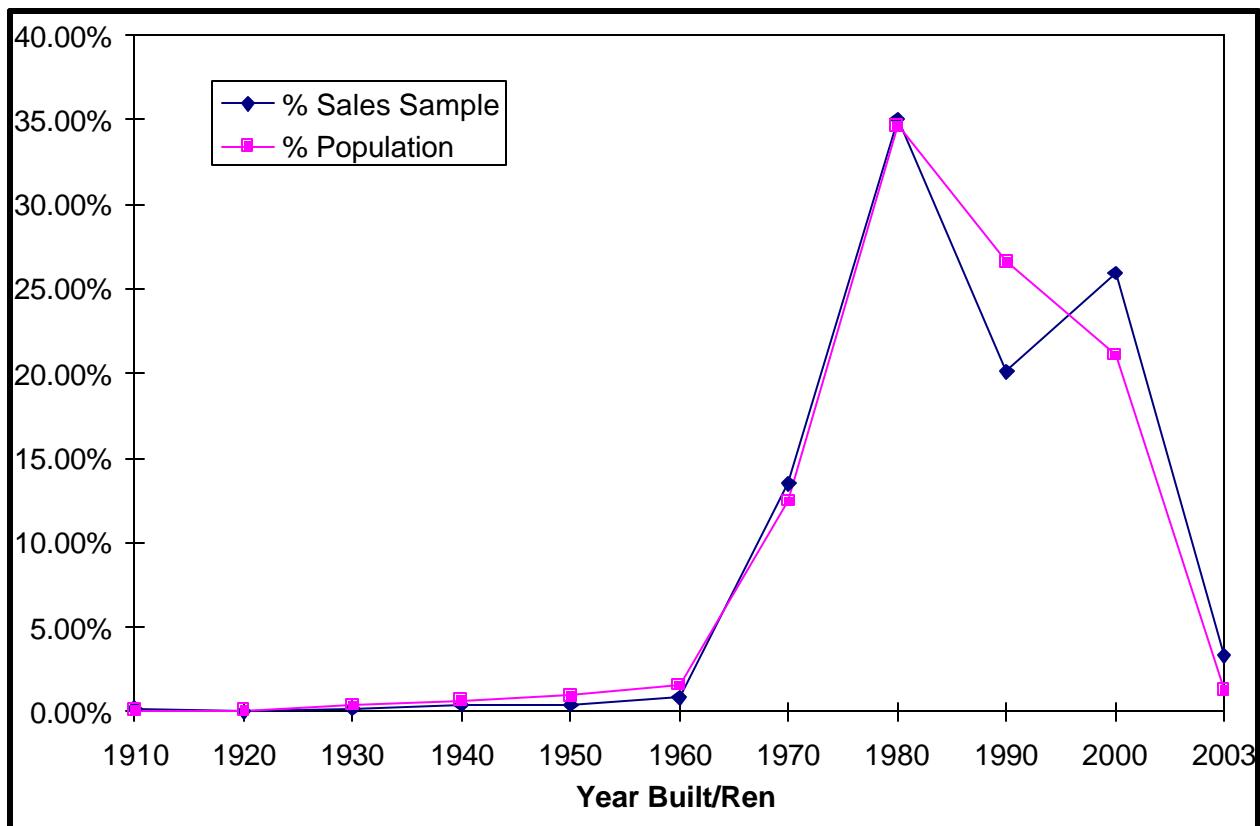
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables were needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the Plat known as Wellington had higher average ratios (assessed value/sales price) than the other Plat so the formula adjusts properties in Wellington upward less than others. Similarly, improvements built after 2000 and were grades 9, 10 and 11 had lower ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward more than other properties thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.21%
1920	0	0.00%
1930	1	0.21%
1940	2	0.41%
1950	2	0.41%
1960	4	0.83%
1970	65	13.49%
1980	169	35.06%
1990	97	20.12%
2000	125	25.93%
2003	16	3.32%
	482	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	5	0.10%
1930	20	0.41%
1940	33	0.68%
1950	47	0.97%
1960	76	1.57%
1970	605	12.47%
1980	1682	34.67%
1990	1292	26.63%
2000	1023	21.09%
2003	64	1.32%
	4851	

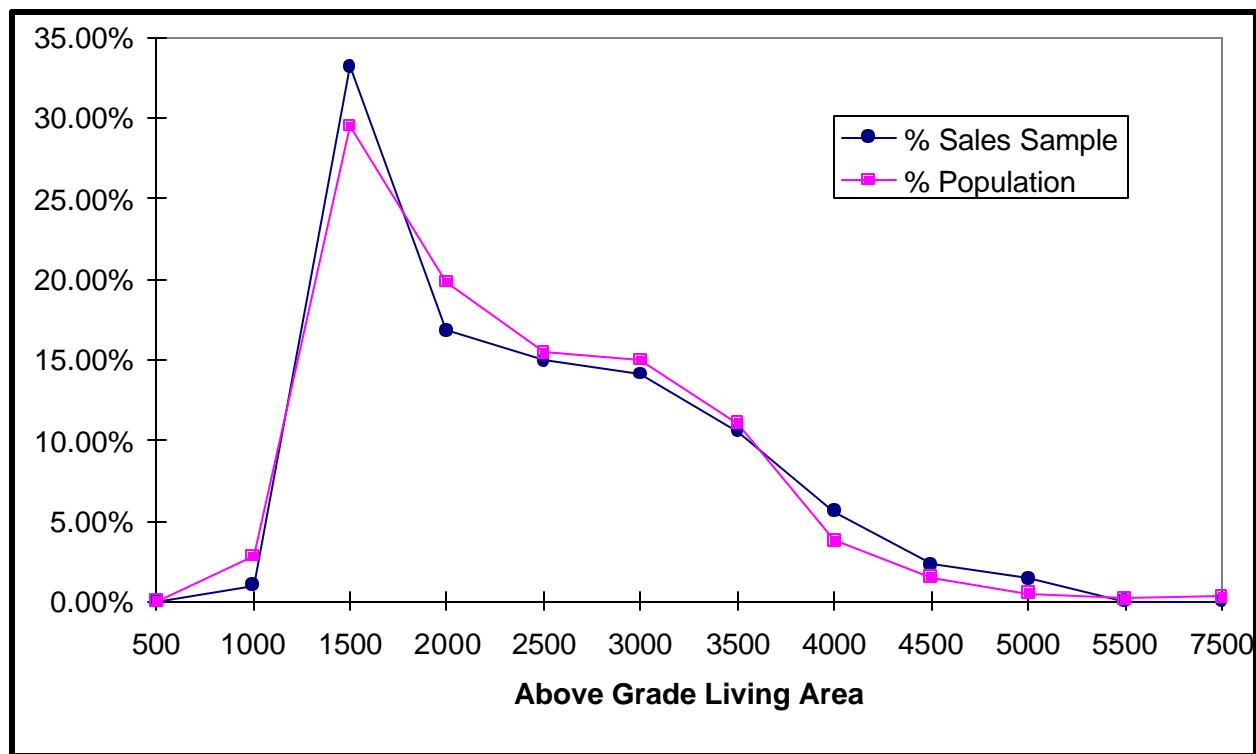


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	1.04%
1500	160	33.20%
2000	81	16.80%
2500	72	14.94%
3000	68	14.11%
3500	51	10.58%
4000	27	5.60%
4500	11	2.28%
5000	7	1.45%
5500	0	0.00%
7500	0	0.00%
	482	

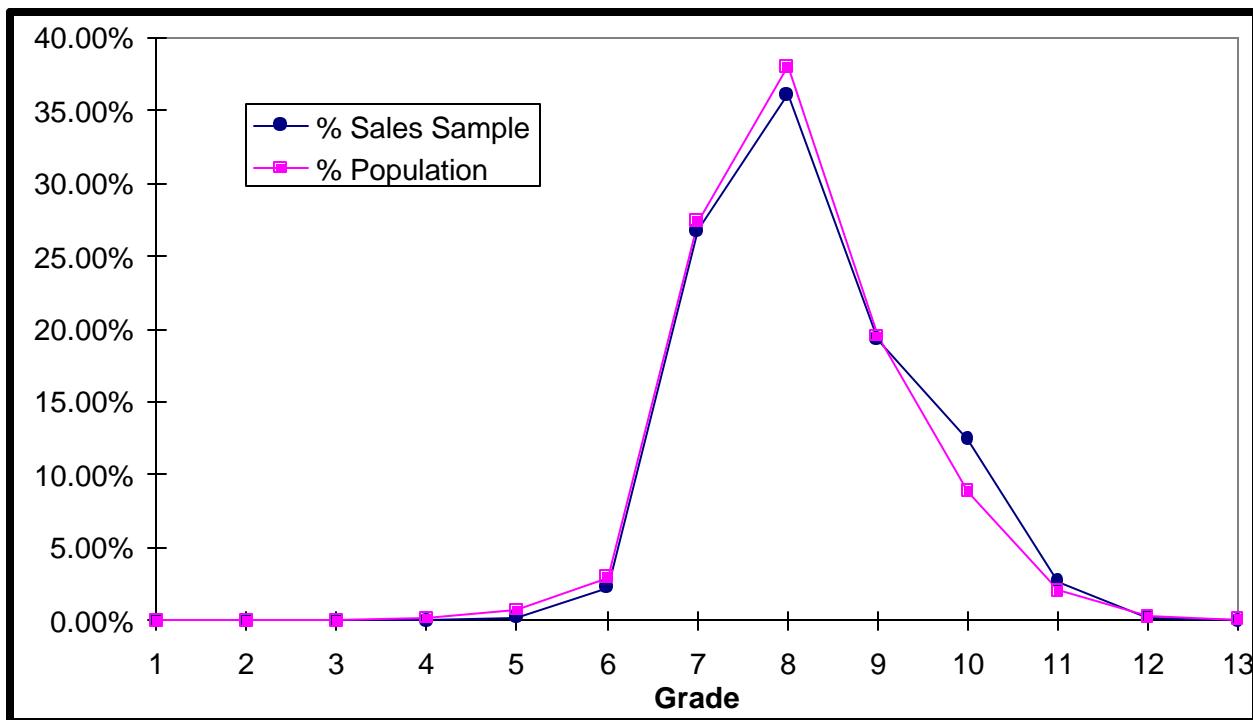
Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	137	2.82%
1500	1432	29.52%
2000	961	19.81%
2500	748	15.42%
3000	727	14.99%
3500	535	11.03%
4000	184	3.79%
4500	74	1.53%
5000	26	0.54%
5500	10	0.21%
7500	14	0.29%
	4851	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

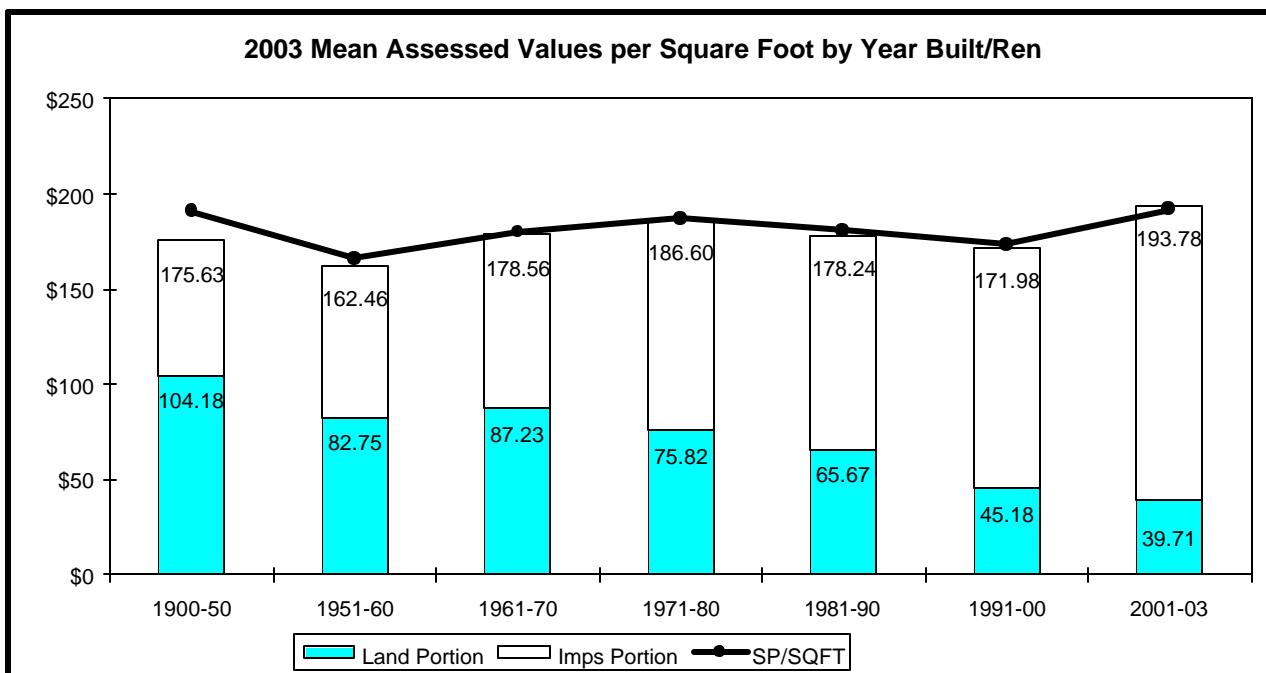
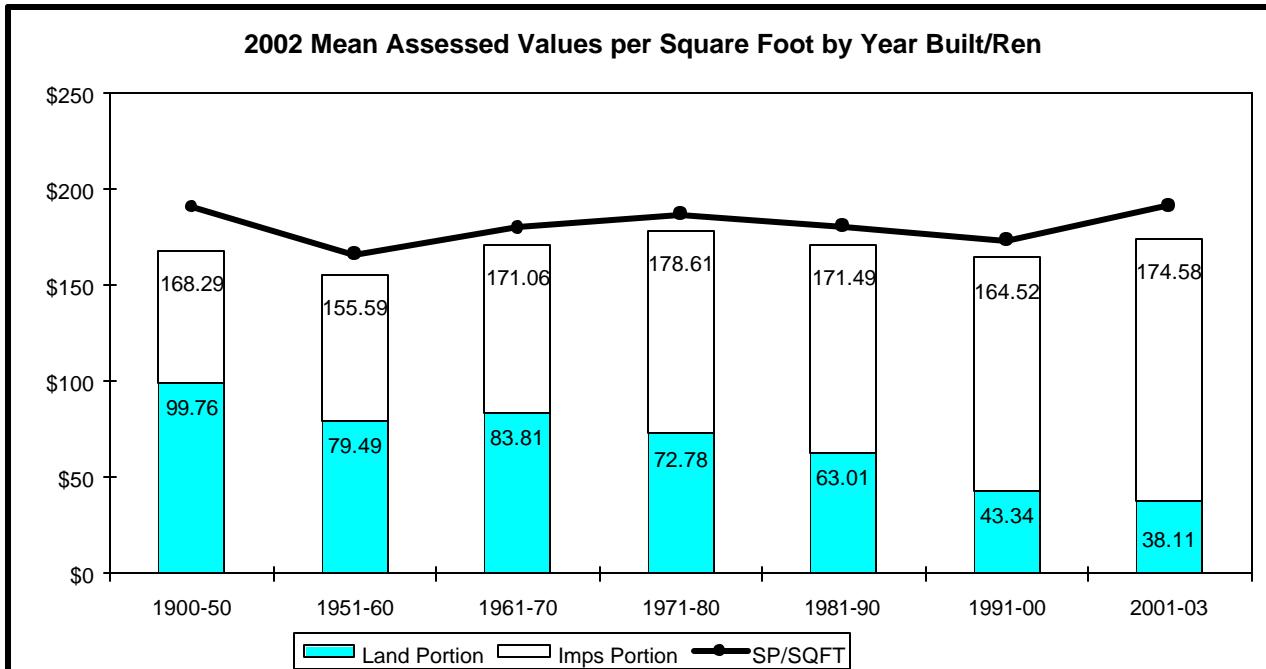
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	8	0.16%
5	1	0.21%	5	35	0.72%
6	11	2.28%	6	143	2.95%
7	129	26.76%	7	1328	27.38%
8	174	36.10%	8	1845	38.03%
9	93	19.29%	9	946	19.50%
10	60	12.45%	10	430	8.86%
11	13	2.70%	11	100	2.06%
12	1	0.21%	12	13	0.27%
13	0	0.00%	13	3	0.06%
		482			4851



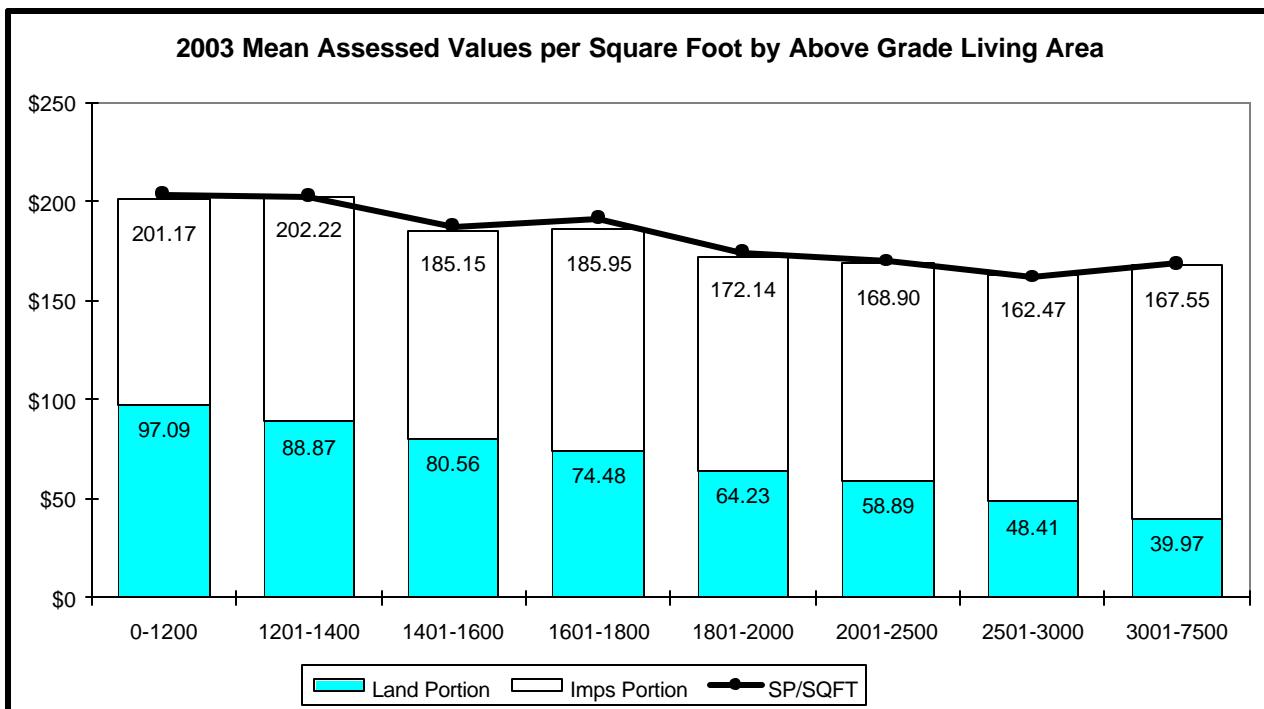
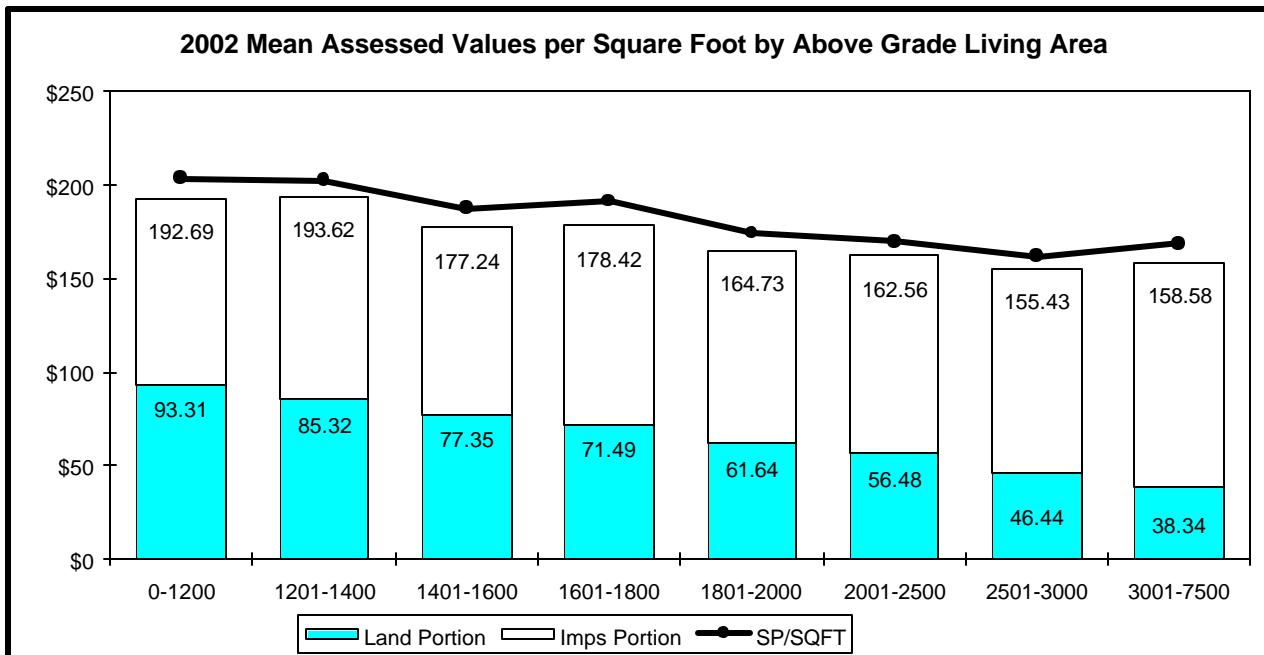
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



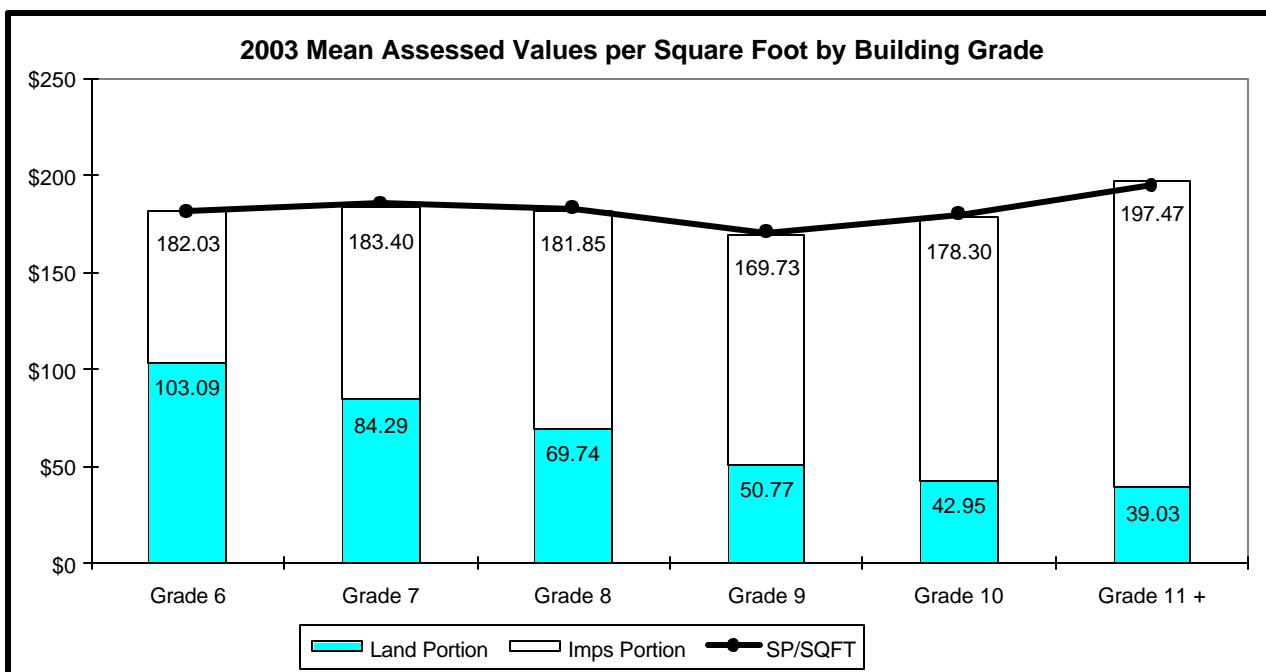
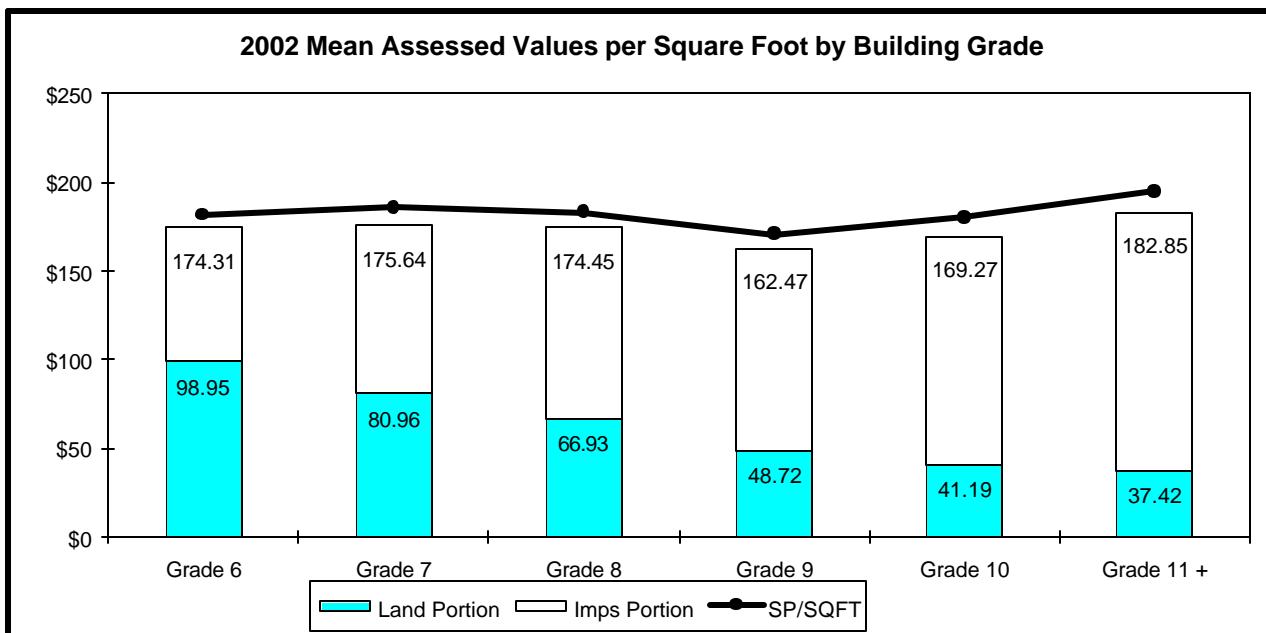
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. There is minimal representation of homes built from 1900 to 1950.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the constant from the improved property model, available vacant land sales in the area, and along with allocation methodology, a market adjustment for land values was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.046, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 482 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 923843 (Wellington) had higher ratios than other plats, so the formula adjusts this Plat upward less than others. Similarly, improvements built after 2000 and are grade 9,10 or 11 had lower ratios than other improvements, so, the formula adjusts these properties upward more than other properties thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / .9556361 + (0.05570599 * \text{If Plat} = 923843) - (0.06674194 * \text{If YB is greater than 2000 and Grade} = 9,10,11)$$

The resulting total value is rounded down to the next \$1,000, then:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the *overall market adjustment* for the area is used to arrive at new New Total Value = (2003 Land Value + Previous Improvement Value * 1.0) - 2003 Imp. Value = 2003 Total Value - New Land Value

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, then the (2003 Total Value = 2003 Land Value + Previous Improvement Value * 1.046)

2003 Imp. Value = 2003 Total Value - New Land Value.

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*New total value for “Condition=1 or % net Condition >0”

“2003 Total Value =(2002 Land Value x 1.046) + (2002 Imps Value*1.0)” with results rounded down to the next \$1,000

*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Area 36 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.64%

YBGreater 2000	Yes
Grade 9,10,11	
% Adjustment	7.86%
Major 923843	Yes
% Adjustment	-5.90%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, A home built after 2000 and was a grade 9,10 and 11 would receive a 12.50% upward adjustment (4.64% Overall Adjustment +7.86% Year Built greater than 2000 and grade 9,10 and 11 adjustment). Approximatley 32 of 4851 parcels would receive this adjustment.

Homes in Plat 923843 (Wellington) would receive a 1.26% downward adjustment. (4.64% Overall Adjustment -5.90% Plat Adjustment). 69 of 4851 parcels would receive this adjustment.

98% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 36 Summary of neighborhood Plat Variable

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
923843	Wellington	9	69	13.0%	NE-02-26-05	2	8 Thru 9	1981 thru 1990	NE North Woodinville-Duvall RD

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
LE6	12	0.963	1.006	4.4%	0.935	1.078
7	129	0.946	0.988	4.4%	0.973	1.003
8	174	0.953	0.993	4.2%	0.979	1.007
9	93	0.953	0.996	4.5%	0.982	1.010
10	60	0.940	0.990	5.4%	0.971	1.009
11	13	0.920	0.999	8.5%	0.942	1.055
12	1	1.113	1.164	4.5%	N/A	N/A
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	6	0.878	0.916	4.4%	0.863	0.970
1951-1960	4	0.949	0.991	4.4%	0.884	1.099
1961-1970	65	0.950	0.992	4.4%	0.969	1.016
1971-1980	169	0.955	0.998	4.5%	0.985	1.011
1981-1990	97	0.953	0.990	3.9%	0.974	1.007
1991-2000	125	0.948	0.991	4.5%	0.978	1.005
>2000	16	0.907	1.009	11.2%	0.962	1.055
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	3	0.816	0.852	4.4%	0.692	1.012
Average	389	0.950	0.997	4.9%	0.989	1.005
Good	87	0.944	0.984	4.2%	0.965	1.002
Very Good	3	0.904	0.918	1.6%	0.808	1.028
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	245	0.947	0.989	4.4%	0.979	1.000
1.5	21	0.900	0.933	3.8%	0.892	0.975
2	213	0.954	1.003	5.1%	0.991	1.014
2.5	3	0.936	0.978	4.5%	0.779	1.178

Area 36 Annual Update Ratio Confidence Intervals

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It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	1	0.912	0.954	4.6%	N/A	N/A
801-1000	4	0.942	0.983	4.3%	0.944	1.023
1001-1500	160	0.955	0.997	4.4%	0.984	1.010
1501-2000	81	0.936	0.977	4.4%	0.955	0.999
2001-2500	72	0.958	0.995	3.9%	0.976	1.014
2501-3000	68	0.959	1.003	4.5%	0.986	1.019
3001-4000	78	0.944	0.995	5.4%	0.976	1.014
4001-5000	18	0.923	0.988	7.1%	0.940	1.036
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	466	0.948	0.993	4.8%	0.986	1.001
Y	16	0.956	0.999	4.5%	0.951	1.046
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	478	0.948	0.993	4.8%	0.986	1.001
Y	4	0.972	1.015	4.5%	0.945	1.086
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	151	0.953	0.998	4.7%	0.985	1.010
2	85	0.945	0.986	4.4%	0.967	1.006
5	176	0.943	0.991	5.1%	0.978	1.005
11	70	0.959	1.003	4.5%	0.986	1.020
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-8000	10	0.970	1.013	4.4%	0.936	1.090
8001-12000	82	0.960	1.003	4.4%	0.986	1.020
12001-16000	37	0.930	0.971	4.5%	0.946	0.997
16001-20000	17	0.954	0.996	4.4%	0.949	1.044
20001-30000	31	0.942	0.988	4.9%	0.956	1.019
30001-43559	158	0.954	0.999	4.7%	0.987	1.011
1AC-3AC	125	0.947	0.990	4.5%	0.974	1.005
3.01 AC +	22	0.919	0.985	7.2%	0.930	1.040

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.3.

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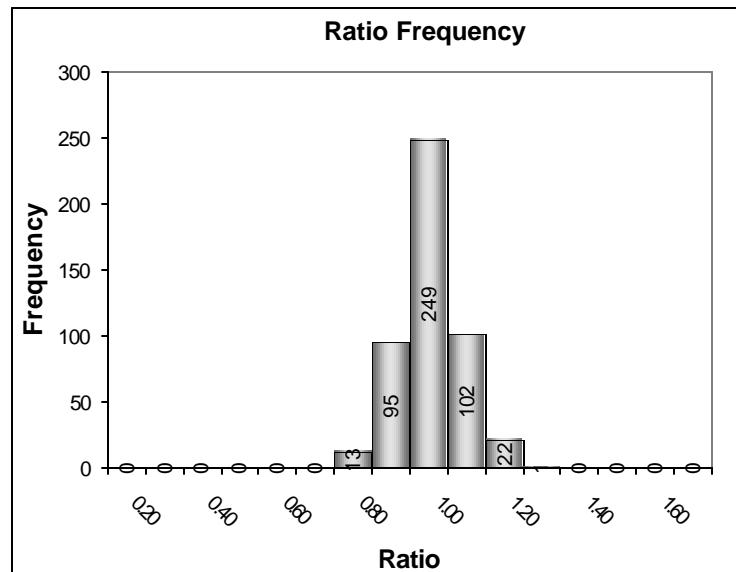
It is difficult to draw valid conclusions when the sales count is low.

Wellington Plat 923843		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		473	0.947	0.994	4.9%	0.986	1.001
Y		9	1.004	0.991	-1.3%	0.936	1.046
Year Built greater than 2000 and Grade 9,10,11		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		469	0.952	0.994	4.4%	0.986	1.001
Y		13	0.883	0.992	12.4%	0.942	1.042

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NE/Team 2	Lien Date: 01/01/2002	Date of Report: 6/5/2003	Sales Dates: 1/2001 - 12/2002
Area 36 Woodinville/Cottage LK	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 482			
<i>Mean Assessed Value</i> 361,200			
<i>Mean Sales Price</i> 380,900			
<i>Standard Deviation AV</i> 139.746			
<i>Standard Deviation SP</i> 152.871			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.955			
<i>Median Ratio</i> 0.950			
<i>Weighted Mean Ratio</i> 0.948			
UNIFORMITY			
<i>Lowest ratio</i> 0.708			
<i>Highest ratio:</i> 1.202			
<i>Coefficient of Dispersion</i> 6.70%			
<i>Standard Deviation</i> 0.082			
<i>Coefficient of Variation</i> 8.56%			
<i>Price Related Differential (PRD)</i> 1.007			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.939			
Upper limit 0.958			
95% Confidence: Mean			
Lower limit 0.948			
Upper limit 0.962			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4851			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.082			
Recommended minimum: 11			
<i>Actual sample size:</i> 482			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 256			
# ratios above mean: 226			
Z: 1.366			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



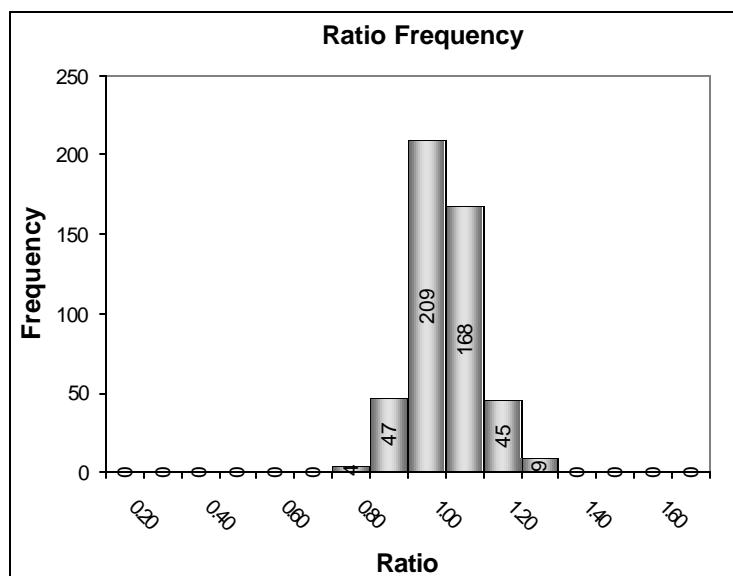
COMMENTS:

1 to 3 Unit Residences throughout area 36

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE/Team 2	Lien Date: 01/01/2003	Date of Report: 6/5/2003	Sales Dates: 1/2001 - 12/2002
Area 36 Woodinville/Cottage LK	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 482			
<i>Mean Assessed Value</i> 378,400			
<i>Mean Sales Price</i> 380,900			
<i>Standard Deviation AV</i> 149.881			
<i>Standard Deviation SP</i> 152.871			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 0.993			
<i>Weighted Mean Ratio</i> 0.993			
UNIFORMITY			
<i>Lowest ratio</i> 0.740			
<i>Highest ratio:</i> 1.256			
<i>Coefficient of Dispersion</i> 6.62%			
<i>Standard Deviation</i> 0.084			
<i>Coefficient of Variation</i> 8.45%			
<i>Price Related Differential (PRD)</i> 1.005			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.984			
Upper limit 1.002			
95% Confidence: Mean			
Lower limit 0.991			
Upper limit 1.006			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4851			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.084			
Recommended minimum: 11			
<i>Actual sample size:</i> 482			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 256			
# ratios above mean: 226			
Z: 1.366			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 36

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	163070	0353	8/28/02	201000	1240	0	5	1935	3	39120	N	N	18620 NE WOODINVILLE-DUVALL RD
1	177580	0750	2/16/01	186500	1150	0	6	1969	4	12402	N	N	15717 180TH PL NE
1	177590	0230	5/22/01	169000	1150	0	6	1969	3	13080	N	N	15526 182ND PL NE
1	162870	0136	2/4/02	207000	1160	0	6	1959	4	50104	N	N	17219 194TH AV NE
1	163070	0286	4/25/01	214950	750	750	7	1977	3	14494	Y	N	17701 185TH AV NE
1	177110	0250	12/19/02	200000	940	0	7	1968	3	7200	N	N	17629 199TH PL NE
1	177111	0170	2/28/02	205500	940	0	7	1969	3	9996	N	N	17620 197TH AV NE
1	177111	0180	7/12/02	191500	940	0	7	1969	3	11845	N	N	17630 197TH AV NE
1	177100	0340	4/26/02	235000	1000	650	7	1982	4	6900	N	N	15852 199TH AV NE
1	177580	1250	7/18/02	238000	1030	600	7	1968	3	12350	N	N	15506 181ST PL NE
1	177580	1230	10/24/01	228000	1030	470	7	1968	4	11640	N	N	18030 NE 155TH PL
1	177110	0310	6/15/01	210000	1030	160	7	1976	3	7280	N	N	17720 199TH PL NE
1	177100	0330	2/23/01	213000	1030	0	7	1983	3	8240	N	N	15846 199TH AV NE
1	177111	0690	8/10/01	215000	1030	460	7	1977	4	10620	N	N	19654 NE 176TH ST
1	177580	1240	3/13/01	230000	1060	1000	7	1968	4	10400	N	N	18040 NE 155TH PL
1	163070	0287	5/24/01	273250	1080	840	7	1964	3	20878	Y	N	17708 184TH AV NE
1	163070	0352	8/19/02	240000	1080	440	7	1987	3	15267	N	N	18601 NE 183RD ST
1	177592	0360	5/23/01	235000	1080	750	7	1976	3	9750	N	N	17250 NE 156TH CT
1	177592	0310	11/1/02	219950	1090	750	7	1976	3	13400	N	N	15617 173RD AV NE
1	177400	0130	9/19/02	259950	1100	480	7	1968	3	10150	N	N	19033 NE 165TH PL
1	177580	0740	9/12/01	260000	1120	520	7	1977	4	13566	N	N	18015 NE 159TH ST
1	952240	0200	8/15/02	255000	1120	780	7	1974	4	10500	N	N	18204 NE 176TH ST
1	182606	9043	12/14/01	208500	1120	0	7	1967	3	16117	N	N	18705 NE 165TH ST
1	182606	9043	12/24/01	208500	1120	0	7	1967	3	16117	N	N	18705 NE 165TH ST
1	177110	0010	4/18/01	207000	1120	0	7	1969	4	14040	N	N	17430 198TH AV NE
1	177111	0480	4/26/02	200000	1120	0	7	1969	4	9425	N	N	19670 NE 179TH ST
1	177110	0170	9/6/01	190000	1120	0	7	1968	3	10976	N	N	19904 NE 175TH ST
1	073750	0120	11/20/01	203500	1150	0	7	1970	4	9775	N	N	19314 NE 172ND ST
1	177100	0750	3/12/02	227600	1160	0	7	1967	4	9525	N	N	15840 196TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	177100	0970	10/15/02	220935	1160	0	7	1967	4	9600N	N		19720 NE 156TH PL
1	177100	0850	7/22/02	215000	1160	0	7	1967	3	9282N	N		15614 197TH AV NE
1	177100	0500	8/28/01	212000	1160	0	7	1968	4	9702N	N		15849 198TH PL NE
1	177100	0690	5/29/01	207250	1160	0	7	1968	3	11776N	N		19704 NE 158TH ST
1	177100	0720	11/21/02	209500	1160	0	7	1967	4	10147N	N		15820 196TH PL NE
1	177100	0960	5/22/01	203000	1160	0	7	1967	3	9375N	N		19728 NE 156TH PL
1	177592	0180	10/23/01	185000	1160	0	7	1970	4	13300N	N		17304 NE 156TH ST
1	177100	0130	9/21/01	195000	1160	0	7	1967	3	9730N	N		19715 NE 156TH PL
1	177100	0440	9/11/01	193000	1160	0	7	1968	3	9750N	N		15812 198TH PL NE
1	177100	0620	5/22/01	185000	1160	0	7	1968	3	6375N	N		15844 197TH PL NE
1	177100	0090	1/29/01	184500	1160	0	7	1967	4	9196N	N		19625 NE 156TH PL
1	177450	0040	9/17/01	179800	1170	0	7	1968	3	9583N	N		15926 AVONDALE RD NE
1	177580	1020	2/27/02	269950	1180	350	7	1988	3	26642N	N		18101 NE 159TH ST
1	073750	0080	4/24/02	242500	1180	550	7	1981	3	9920N	N		17111 194TH AV NE
1	177110	0050	5/24/02	204950	1190	0	7	1970	3	9600N	N		19925 NE 175TH ST
1	177590	0070	6/25/02	225000	1210	0	7	1967	3	11620N	N		18036 NE 156TH ST
1	177100	0120	9/13/02	212550	1220	0	7	1967	4	11040N	N		19707 NE 156TH PL
1	177580	0600	5/2/01	260000	1220	350	7	1988	3	17600N	N		18002 NE 159TH ST
1	177111	0670	7/19/02	208600	1220	0	7	1969	3	8740N	N		17603 197TH AV NE
1	177592	0230	2/7/02	197000	1220	0	7	1971	4	9660N	N		15632 173RD AV NE
1	177111	0040	8/27/01	199950	1220	0	7	1969	3	10170N	N		17602 197TH AV NE
1	132605	9120	9/21/01	229000	1230	630	7	1978	3	46720N	N		17705 NE 156TH ST
1	177450	0038	5/9/01	215000	1250	0	7	1970	4	13950N	N		15922 AVONDALE RD NE
1	177580	0200	3/28/02	225000	1250	0	7	1968	4	12236N	N		15614 184TH AV NE
1	177111	0760	11/15/02	201950	1250	0	7	1969	3	9849N	N		17515 197TH AV NE
1	177111	0560	7/25/01	199995	1250	0	7	1971	4	9435N	N		17805 197TH AV NE
1	177111	0570	4/26/02	188000	1250	0	7	1976	4	10350N	N		17655 197TH AV NE
1	162870	0112	1/2/01	175000	1260	0	7	1965	3	10665N	N		19110 NE 173RD ST
1	177593	0260	12/10/01	210000	1290	0	7	1976	3	8400N	N		15868 174TH AV NE
1	177111	0070	5/21/02	213000	1300	0	7	1977	3	9300N	N		19721 NE 176TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	177592	0010	5/30/02	246000	1330	600	7	1976	3	9450N	N		17536 NE 156TH ST
1	177580	1260	4/9/01	250000	1330	600	7	1977	3	14196N	N		18051 NE 156TH ST
1	177593	0570	10/24/01	245000	1330	530	7	1977	3	9775N	N		17532 NE 160TH ST
1	177400	0360	1/27/02	226500	1330	0	7	1975	4	17250N	N		16511 191ST AV NE
1	177580	0110	4/2/02	230000	1330	500	7	1976	4	19250N	N		15600 185TH AV NE
1	177110	0190	9/19/01	215500	1340	0	7	1968	3	9198N	N		17518 199TH AV NE
1	177400	0940	1/12/01	227000	1340	0	7	1976	3	9375N	N		16517 189TH AV NE
1	177580	0150	6/10/02	285000	1340	960	7	1996	3	12400N	N		15629 185TH AV NE
1	177580	0160	6/14/01	265000	1340	650	7	1996	3	13200N	N		15621 185TH AV NE
1	177111	0430	10/21/02	210000	1350	0	7	1971	3	10450N	N		17809 198TH AV NE
1	163070	0276	1/14/02	227000	1370	0	7	1960	2	159865N	N		18115 185TH AV NE
1	177400	0010	5/22/02	234500	1370	0	7	1975	3	12320N	N		18805 NE 165TH PL
1	177400	0600	12/4/02	249000	1380	0	7	1975	3	9676N	N		16537 190TH AV NE
1	177592	0410	9/20/02	247500	1390	0	7	1971	4	12375N	N		17315 NE 156TH ST
1	177592	0330	4/11/01	214500	1390	0	7	1969	3	10795N	N		17268 NE 156TH CT
1	172606	9113	8/17/01	205500	1420	0	7	1961	3	20908N	N		19822 NE 155TH PL
1	177590	0090	11/1/01	185000	1440	0	7	1969	4	18150N	N		15604 180TH AV NE
1	177000	0100	7/23/02	252500	1460	0	7	1977	3	17250N	N		18617 NE 159TH ST
1	163070	0310	8/15/02	282750	1460	0	7	1944	5	47916N	N		17211 185TH AV NE
1	177580	1050	5/24/02	269500	1470	0	7	1977	4	15903N	N		15817 182ND AV NE
1	177580	0800	8/25/01	185000	1500	0	7	1967	3	6608N	N		17908 NE 157TH ST
1	177400	1050	11/25/02	250000	1600	410	7	1975	3	10000N	N		16716 188TH PL NE
1	177400	0430	4/4/02	230000	1880	0	7	1975	3	12825N	N		16526 190TH AV NE
1	177001	0100	4/16/01	269000	1930	800	7	1972	3	13600N	N		15951 186TH AV NE
1	177111	0250	4/15/02	240000	1930	0	7	1977	4	10904N	N		19801 NE 178TH ST
1	177400	0970	9/14/02	203853	2010	0	7	1975	3	10912N	N		18806 NE 165TH PL
1	177580	1150	1/21/02	245000	1070	530	8	1965	4	14300N	N		15517 182ND PL NE
1	952241	0160	5/23/02	275000	1170	600	8	1977	3	35200N	N		18217 NE 179TH ST
1	177593	0120	3/21/02	248500	1170	840	8	1976	3	19500N	N		17350 NE 160TH ST
1	613980	0530	4/2/01	224000	1170	530	8	1979	3	9620N	N		16003 197TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	177400	0370	3/23/01	258500	1180	380	8	1977	3	10287	N	N	19044 NE 165TH PL
1	177593	0430	8/2/01	235000	1180	440	8	1978	3	9100	N	N	15965 176TH AV NE
1	082606	9171	12/6/01	290000	1200	410	8	1978	4	57063	N	N	19841 NE 174TH ST
1	162870	0162	12/26/01	285000	1280	420	8	1978	3	44866	N	N	16703 194TH AV NE
1	613980	0490	5/18/01	290000	1300	880	8	1979	3	9108	N	N	19603 NE 162ND ST
1	952241	0020	9/16/02	295000	1300	640	8	1977	3	44302	N	N	18214 NE 179TH ST
1	952241	0020	8/28/01	269950	1300	640	8	1977	3	44302	N	N	18214 NE 179TH ST
1	613980	0400	12/18/02	299500	1320	910	8	1978	3	5830	N	N	16327 197TH AV NE
1	613980	0080	6/18/01	320000	1320	870	8	1978	4	8968	N	N	16411 198TH AV NE
1	613980	0480	10/18/01	275450	1320	680	8	1978	3	10125	N	N	19602 NE 162ND ST
1	177400	1120	8/24/01	258500	1330	690	8	1975	3	11952	N	N	18912 NE 168TH ST
1	177001	0140	9/20/01	258000	1340	720	8	1968	4	13340	N	N	18625 NE 161ST PL
1	177400	0750	2/16/01	255000	1340	680	8	1977	3	8690	N	N	16562 189TH AV NE
1	952240	0080	11/15/02	284000	1370	350	8	1989	3	14490	N	N	17518 182ND AV NE
1	613980	0330	5/1/02	290000	1370	1000	8	1978	3	10670	N	N	16212 197TH AV NE
1	182606	9067	8/24/01	387500	1380	1060	8	1977	3	146361	N	N	16408 187TH AV NE
1	613980	0110	4/8/02	298950	1390	640	8	1979	3	9800	N	N	19704 NE 164TH ST
1	177400	1110	7/12/02	269500	1390	420	8	1974	3	10866	N	N	18920 NE 168TH ST
1	177435	0050	6/20/01	327500	1390	460	8	1977	4	35100	N	N	16237 194TH AV NE
1	177400	0930	8/8/02	272500	1390	610	8	1975	4	9375	N	N	16523 189TH AV NE
1	072606	9063	3/22/01	260000	1390	750	8	1978	3	36482	N	N	18608 NE 165TH ST
1	952241	0140	4/5/01	275000	1400	460	8	1977	3	37800	N	N	17824 182ND AV NE
1	613980	0050	11/5/02	295000	1410	520	8	1978	3	9600	N	N	19703 NE 165TH ST
1	177595	0060	12/12/02	284950	1420	300	8	1970	4	11284	N	N	17815 184TH AV NE
1	177580	0470	11/20/01	227500	1420	0	8	1969	3	18128	N	N	18220 NE 159TH ST
1	952240	0190	3/15/01	215000	1420	0	8	1972	4	10350	N	N	18218 NE 176TH ST
1	162870	0160	6/22/01	275950	1440	0	8	1978	4	59677	N	N	16610 AVONDALE RD NE
1	177435	0240	4/24/01	311000	1480	1000	8	1977	3	34960	N	N	19517 NE 165TH ST
1	613980	0170	3/19/01	250000	1480	840	8	1979	4	12000	N	N	16301 198TH AV NE
1	177400	0070	10/3/01	262850	1530	0	8	1981	3	11200	N	N	18919 NE 165TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	613980	0520	12/17/02	295000	1540	520	8	1979	4	9600N	N		16011 197TH AV NE
1	177593	0600	3/22/01	237950	1570	0	8	1981	3	9775N	N		17508 NE 160TH ST
1	177400	0660	8/26/01	250000	1580	0	8	1976	3	10701N	N		16505 190TH AV NE
1	177580	0590	2/21/01	239000	1610	0	8	1968	4	35200N	N		18012 NE 159TH ST
1	177580	0080	2/25/02	303500	1690	0	8	1995	3	20100N	N		15620 185TH AV NE
1	952240	0380	5/25/01	300000	1700	680	8	1974	4	16500Y	N		17516 184TH AV NE
1	177600	0060	9/11/01	252500	1700	0	8	1976	3	12750N	N		16541 188TH AV NE
1	177550	0340	5/15/02	315000	1780	0	8	1969	4	46609N	N		19000 NE 159TH ST
1	177592	0370	10/1/02	285000	1800	0	8	1984	3	7150N	N		17253 NE 156TH CT
1	177595	0150	10/15/02	348000	1840	350	8	1971	4	14359N	N		17808 184TH AV NE
1	177591	0380	11/21/02	320000	2020	0	8	1985	3	15756N	N		16036 177TH PL NE
1	177550	0105	7/28/02	352500	2060	0	8	1977	4	43995N	N		16213 AVONDALE RD NE
1	613980	0350	5/15/02	309950	2080	0	8	1978	3	9200N	N		16220 197TH AV NE
1	177550	0260	3/16/01	410500	2110	0	8	1966	4	67953N	N		19011 NE 162ND PL
1	162870	0150	12/21/01	315000	2220	0	8	1978	3	40660N	N		16919 194TH AV NE
1	177550	0090	3/29/01	285000	2230	0	8	1958	4	54450N	N		16205 AVONDALE RD NE
1	613980	0160	6/17/02	276000	2280	0	8	1979	3	11040N	N		16309 198TH AV NE
1	177400	1180	9/12/01	490000	2350	670	8	1972	3	12960Y	Y		16725 188TH PL NE
1	115500	0060	1/9/02	392508	2510	0	8	2002	3	15048N	N		18843 NE 155TH ST
1	177400	0740	5/29/01	294500	2520	0	8	1978	3	10146N	N		16556 189TH AV NE
1	177450	0010	9/13/02	520000	4280	0	8	1973	3	59677N	N		16322 AVONDALE RD NE
1	379110	0020	6/19/01	335000	2160	0	9	1985	3	37230N	N		16306 198TH AV NE
1	675255	0150	4/18/02	426000	2340	0	9	1995	3	47044N	N		17042 183RD PL NE
1	675255	0090	1/15/02	460500	2360	0	9	1994	3	43560N	N		17007 183RD PL NE
1	675255	0170	9/7/01	478950	3230	0	9	1998	3	24363N	N		17054 183RD PL NE
1	172606	9293	5/1/01	536135	2950	0	10	2001	3	38379N	N		19818 NE 160TH PL
1	177550	0016	4/17/01	430000	3010	0	10	1990	3	32494N	N		19204 NE 155TH ST
1	172606	9292	3/29/01	514950	3280	0	10	2001	3	35000N	N		16041 200TH AV NE
1	177550	0025	3/12/01	629800	3630	0	10	2000	3	48352N	N		15625 AVONDALE RD NE
1	177550	0020	3/16/01	680000	3850	0	10	2000	3	39856N	N		15635 AVONDALE RD NE

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1	177550	0010	9/27/01	612500	4240	0	10	1978	4	61855N	N		19110 NE 155TH ST
1	163070	0035	6/28/01	719000	3300	0	11	2000	3	24832Y	Y		17108 185TH AV NE
2	324450	0155	9/5/01	248000	1530	0	6	1949	4	50126N	N		18815 156TH AV NE
2	012605	9032	3/20/01	275000	1600	0	6	1963	3	123710N	N		17522 NE 195TH ST
2	951720	0370	5/31/02	280500	1180	780	7	1984	3	15447N	N		14719 NE 184TH PL
2	956080	0430	9/7/01	300000	1190	950	7	1985	3	9771Y	N		17833 149TH AV NE
2	721481	0240	6/2/01	293000	1270	660	7	1979	3	9000N	N		14725 NE 177TH ST
2	721482	0360	11/21/02	295000	1270	870	7	1981	3	8588N	N		14622 NE 180TH PL
2	721481	0150	7/28/01	291000	1280	840	7	1979	3	9350N	N		14609 NE 178TH ST
2	022605	9100	11/8/01	314950	1290	1270	7	1976	3	34848N	N		19819 156TH AV NE
2	923850	0030	10/17/02	308500	1300	1100	7	1967	3	15000N	N		15335 NE 202ND ST
2	721481	0540	7/26/02	274950	1340	480	7	1979	3	10925N	N		14318 NE 178TH ST
2	022605	9116	12/13/01	310400	1350	620	7	1977	3	50529N	N		15908 NE 193RD PL
2	721482	0470	5/23/02	273500	1390	510	7	1979	3	8330N	N		17919 145TH PL NE
2	951720	0650	4/24/01	230000	1410	0	7	1983	3	7316N	N		18211 145TH CT NE
2	951720	0570	8/6/01	230000	1410	0	7	1983	3	16259N	N		18219 146TH AV NE
2	721482	0390	11/21/01	310000	1460	620	7	1981	2	9135N	N		14606 NE 180TH PL
2	012605	9131	5/2/01	317500	1540	0	7	1974	3	98445N	N		18815 176TH AV NE
2	289640	0410	9/19/02	230580	1550	0	7	2002	3	2956N	N		14364 NE 189TH CT
2	022605	9072	5/23/01	315000	1560	740	7	1964	4	35000N	N		18850 156TH AV NE
2	012605	9264	5/3/01	363000	1610	0	7	1988	4	96000N	N		18801 171ST PL NE
2	022605	9133	8/6/01	350000	1760	0	7	1930	5	97042N	N		14844 NE 195TH ST
2	923850	0430	8/31/01	239000	1860	0	7	1968	3	26000N	N		20220 149TH PL NE
2	012605	9069	11/26/02	295000	2030	0	7	1963	3	17160N	N		20310 166TH AV NE
2	012605	9231	2/12/02	330000	2120	0	7	1979	3	35031N	N		17212 NE 195TH ST
2	923850	0460	3/20/02	305000	2240	0	7	1967	3	30250N	N		14927 NE 204TH ST
2	951730	0120	7/18/01	363000	2610	0	7	1986	3	16920N	N		18434 146TH AV NE
2	721482	0600	11/19/02	269950	1270	860	8	1979	3	8450N	N		14524 NE 178TH PL
2	721482	0290	4/10/01	235000	1280	860	8	1979	3	6794N	N		17902 146TH AV NE
2	923850	0310	2/26/01	255000	1300	1280	8	1968	3	19985N	N		14821 NE 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	324450	0040	7/23/01	250000	1350	890	8	1979	3	46609N	N		19416 153RD AV NE
2	327670	0080	6/3/02	300000	1400	0	8	1971	4	21840N	N		15207 NE 201ST ST
2	324450	0010	4/19/02	294950	1450	680	8	1976	3	44808N	N		19203 156TH AV NE
2	923850	0340	2/16/01	287000	1460	1400	8	1967	3	19723N	N		14925 NE 202ND ST
2	951730	0180	9/5/02	335000	1510	1490	8	1987	3	14960N	N		18439 146TH AV NE
2	721480	0200	6/7/01	335000	1570	930	8	1978	4	18000N	N		14518 NE 173RD ST
2	923850	0490	6/6/02	282000	1590	0	8	1966	4	16200N	N		20219 151ST AV NE
2	923851	0070	10/22/01	354900	1600	460	8	1986	3	35000N	N		15020 NE 198TH ST
2	721480	0330	8/13/01	302000	1630	500	8	1978	4	16000N	N		17320 146TH PL NE
2	923843	0210	3/14/02	379950	1640	670	8	1984	4	28147N	N		19812 163RD AV NE
2	721480	0130	9/20/02	349800	1650	880	8	1978	3	12220N	N		14501 NE 173RD ST
2	327670	0010	7/22/02	348000	1690	1250	8	1974	3	20250N	N		15360 NE 201ST ST
2	022605	9141	10/10/02	341000	1690	780	8	1982	3	35312N	N		19525 159TH PL NE
2	923849	0080	4/24/01	329950	1720	500	8	1979	3	36695N	N		15419 NE 198TH ST
2	327670	0100	9/17/02	385000	1760	1450	8	1969	3	20500N	N		15305 NE 201ST ST
2	956080	0440	6/14/01	288000	1780	0	8	1986	3	9245Y	N		17829 149TH AV NE
2	923851	0120	4/5/02	369950	1810	440	8	1986	3	38811N	N		14818 NE 198TH ST
2	956080	0070	7/24/02	270000	1970	0	8	1988	3	9878N	N		14816 NE 177TH ST
2	956080	0170	5/8/01	325500	2020	0	8	1988	3	13597N	N		17922 151ST WY NE
2	721481	0230	10/21/02	300000	2020	0	8	1979	3	9282N	N		14719 NE 177TH ST
2	956080	0460	11/26/01	306500	2070	0	8	1984	3	8080Y	N		17819 149TH AV NE
2	721480	0490	9/9/02	311500	2130	0	8	1978	3	13650N	N		17410 145TH PL NE
2	923843	0460	12/3/02	352000	2260	0	8	1983	3	35287N	N		15617 NE 198TH ST
2	923843	0640	7/23/02	439000	2270	0	8	1988	4	47794N	N		20111 163RD AV NE
2	022605	9161	7/27/01	434000	2280	0	8	1996	3	27441N	N		16220 NE 187TH ST
2	923843	0580	3/30/01	347500	2340	0	8	1984	3	34151N	N		16211 NE 200TH CT
2	923843	0400	2/13/01	344950	2360	0	8	1982	3	37304N	N		19723 159TH CT NE
2	012605	9288	2/23/01	462000	2396	0	8	1998	3	35142N	N		17109 NE 190TH ST
2	923843	0450	11/7/01	335000	2440	0	8	1982	3	34934N	N		15629 NE 198TH ST
2	022605	9136	8/20/02	449000	2570	0	8	1984	4	44500N	N		15517 NE 197TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 012605	9142	6/22/01	430000	2640	0	8	1996	3	48481	N	N		20318 166TH AV NE
2 022605	9173	1/15/02	392500	2650	0	8	1996	3	38638	N	N		16218 NE 195TH ST
2 923843	0700	3/2/01	575000	2680	0	8	1989	5	93361	N	N		16005 NE 203RD PL
2 812342	0020	12/10/02	410000	2710	0	8	1991	3	35220	N	N		17017 NE 195TH ST
2 773310	0090	6/4/01	487000	3010	0	8	1998	3	31445	N	N		17727 NE 204TH WY
2 923851	0100	6/18/01	419950	3020	0	8	1986	3	35000	N	N		14906 NE 198TH ST
2 427700	0050	8/12/02	619500	3030	0	8	1996	3	36071	N	N		19090 162ND AV NE
2 721480	0390	3/30/01	319950	1590	750	9	1978	4	15500	N	N		14643 NE 174TH ST
2 324450	0153	12/3/02	500000	1950	1790	9	1986	3	91441	N	N		15428 NE 190TH ST
2 721480	0010	3/11/02	370000	1960	1750	9	1979	3	29400	N	N		17110 143RD PL NE
2 721480	0300	11/18/02	343000	1980	1020	9	1979	3	9900	N	N		17315 146TH PL NE
2 923843	0020	10/26/01	476000	2200	1320	9	1984	3	50457	N	N		15714 NE 203RD PL
2 721480	0660	4/26/01	393900	2250	1000	9	1979	4	22100	N	N		17423 143RD PL NE
2 721480	0380	2/25/02	305000	2270	0	9	1978	3	16000	N	N		14633 NE 174TH ST
2 923843	0560	7/9/02	412500	2310	0	9	1984	4	43612	N	N		19817 163RD AV NE
2 012605	9281	12/14/01	495000	2760	0	9	1998	3	41728	N	N		19416 179TH CT NE
2 022605	9051	5/2/01	500000	2780	0	9	1998	3	40241	N	N		19560 157TH PL NE
2 324450	0025	12/19/01	520208	2870	1030	9	1973	3	98445	N	N		15306 NE 190TH ST
2 022605	9178	7/25/02	590000	3290	0	9	1999	3	39974	N	N		19660 157TH PL NE
2 022605	9009	5/1/02	629900	3420	0	9	1997	3	43180	N	N		19175 162ND AV NE
2 012605	9105	6/20/01	535000	3910	0	9	1999	3	59939	N	N		19726 166TH AV NE
2 022605	9151	10/2/01	695000	4554	0	10	2000	3	44489	N	N		15411 NE 197TH PL
2 079280	0080	11/13/01	770000	3210	990	11	2001	3	35062	N	N		19175 162ND AV NE
2 324450	0165	8/24/01	650000	3820	0	11	1979	2	183387	N	N		18717 156TH AV NE
2 012605	9071	8/7/02	670000	3990	0	11	2001	3	54430	N	N		20310 164TH AV NE
2 803100	0030	6/25/02	850000	4580	0	11	2002	3	23768	N	N		18775 163RD AV NE
2 079280	0050	9/20/01	830000	4620	1000	12	2001	3	39164	N	N		19240 160TH AV NE
5 152606	9041	10/22/01	210500	1080	0	6	1900	4	87991	N	N		15720 232ND AV NE
5 172606	9093	8/29/01	224180	1270	0	6	1967	3	14759	N	N		15731 MINK RD NE
5 092606	9114	11/20/02	245000	1320	0	6	1970	3	64904	N	N		17652 218TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5 152606	9058	8/24/01	325000	1400	0	6	1933	4	210394N	N			15401 232ND AV NE
5 092606	9153	8/14/01	264000	1440	0	6	1976	4	46609N	N			21522 NE 165TH ST
5 082606	9076	4/16/02	325000	1470	0	6	1963	3	256132N	N			16515 203RD PL NE
5 092606	9090	11/21/02	210000	1090	0	7	1952	3	41400N	N			21804 NE WOODINVILLE-DUVALL RD
5 152606	9034	1/4/02	239000	1140	0	7	1963	3	99316Y	N			14806 232ND AV NE
5 092606	9137	2/9/01	299000	1310	1220	7	1977	3	82764N	N			17612 218TH AV NE
5 162606	9178	3/1/01	310000	1330	870	7	1979	3	110642N	N			21323 NE 156TH ST
5 162606	9052	5/20/02	307500	1350	440	7	1977	3	45738N	N			21918 NE 156TH ST
5 032606	9100	6/8/01	340000	1370	410	7	1980	4	217800N	N			20202 230TH AV NE
5 162606	9043	3/20/01	263000	1380	0	7	1977	3	53143N	N			21211 NE 154TH ST
5 162606	9189	3/26/02	285000	1390	780	7	1979	3	45302N	N			21219 NE 151ST ST
5 662730	0040	8/16/02	311000	1400	1040	7	1981	3	38699N	N			17605 201ST AV NE
5 162870	0176	2/20/02	315000	1430	670	7	1979	3	56093N	N			19442 NE 166TH PL
5 162606	9115	11/7/01	293500	1450	1170	7	1977	3	42066N	N			21519 NE 165TH ST
5 662730	0140	6/25/02	287500	1510	0	7	1981	3	36200N	N			20137 NE 176TH ST
5 082606	9015	2/27/02	325000	1530	440	7	1985	3	49222N	N			20640 NE 169TH PL
5 951670	0020	7/11/02	281500	1620	0	7	1985	3	29272N	N			20403 NE 176TH PL
5 172606	9257	3/23/01	279500	1670	0	7	1986	3	35050N	N			14919 210TH AV NE
5 162606	9245	1/3/02	300000	1730	0	7	1989	3	35119N	N			15207 216TH AV NE
5 172606	9213	5/30/02	335000	1790	0	7	1985	3	41993N	N			19946 NE 154TH ST
5 112606	9041	4/19/01	248900	1920	0	7	1967	4	43560Y	N			16809 W SNOQUALMIE VALLEY RD NE
5 162606	9074	6/25/02	300000	1930	0	7	1989	3	47044N	N			21710 NE 156TH ST
5 082606	9082	10/24/01	368900	2000	0	7	1975	3	99316N	N			17200 208TH PL NE
5 172606	9111	5/13/02	320000	2020	0	7	1988	4	40736N	N			15304 199TH AV NE
5 951670	0210	2/26/01	293500	2060	0	7	1989	4	50447N	N			17727 205TH AV NE
5 162606	9092	8/13/02	325000	2190	0	7	1988	3	43560N	N			15702 216TH AV NE
5 102606	9052	7/25/02	350000	2350	220	7	1986	3	43560N	N			17801 228TH PL NE
5 172606	9192	12/11/02	350000	2720	0	7	1984	3	34412N	N			15936 MINK RD NE
5 162606	9034	9/12/01	328000	1110	860	8	1979	3	87991N	N			15725 216TH AV NE
5 162606	9046	3/26/02	300000	1320	890	8	1978	3	41459N	N			21805 NE 161ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5 082606	9166	6/14/02	382500	1330	1340	8	1977	4	92347N	N			16721 199TH PL NE
5 162606	9054	4/3/01	391000	1380	960	8	1978	3	95396N	N			21619 NE 150TH ST
5 554780	0080	6/6/01	348867	1380	890	8	1977	4	51400N	N			17009 MINK RD NE
5 162606	9180	5/29/01	329950	1390	910	8	1979	4	51400N	N			15221 227TH AV NE
5 162606	9148	10/29/02	295000	1390	1010	8	1978	3	54450N	N			21705 NE 150TH ST
5 172606	9152	5/7/01	417500	1400	1300	8	1979	3	214315N	N			15037 206TH AV NE
5 172606	9179	11/20/01	255000	1410	1000	8	1981	3	51763N	N			15832 210TH AV NE
5 152606	9099	7/24/01	300000	1430	500	8	1981	3	38614N	N			23111 NE 159TH ST
5 951670	0200	6/7/02	315000	1440	390	8	1984	3	69236N	N			17733 205TH AV NE
5 172606	9168	3/29/01	397500	1800	930	8	1979	3	216928N	N			14906 210TH AV NE
5 172606	9212	8/25/02	376500	1860	0	8	1982	3	40552N	N			16314 MINK RD NE
5 714600	0060	12/2/02	380000	1870	700	8	1997	3	61855N	N			21819 NE WOODINVILLE-DUVALL RD
5 714600	0060	1/5/01	320000	1870	700	8	1997	3	61855N	N			21819 NE WOODINVILLE-DUVALL RD
5 162870	0192	7/11/02	310000	1960	0	8	1977	3	35949N	N			17232 195TH PL NE
5 042606	9028	4/21/01	350000	1990	0	8	1988	3	207781N	N			22427 NE 200TH ST
5 062620	0220	7/16/02	360000	2010	0	8	1984	3	35906N	N			20217 NE 163RD ST
5 102606	9100	7/12/02	305000	2050	0	8	1978	3	47916N	N			17528 228TH PL NE
5 032606	9085	4/3/01	345000	2070	0	8	1978	4	203425N	N			19820 233RD AV NE
5 062620	0210	9/20/02	410000	2170	0	8	1984	3	35006N	N			20207 NE 163RD ST
5 032606	9053	8/22/02	393500	2310	1150	8	1992	3	105415N	N			24315 NE 188TH ST
5 162606	9255	6/29/01	420000	2320	0	8	1997	3	57037N	N			16219 216TH AV NE
5 082606	9237	1/9/01	370000	2330	0	8	1994	4	35632N	N			20107 NE WOODINVILLE-DUVALL RD
5 082606	9183	3/19/01	344900	2360	0	8	1978	3	51400N	N			17726 201ST AV NE
5 162606	9254	10/25/02	380000	2360	0	8	1997	3	56740N	N			16235 216TH AV NE
5 082606	9223	5/9/01	378000	2400	0	8	1998	3	44431N	N			16611 201ST PL NE
5 082606	9159	5/25/01	312000	2510	0	8	1978	3	61855N	N			17216 197TH AV NE
5 102606	9077	6/19/02	397000	2530	0	8	1990	3	54024N	N			18415 236TH AV NE
5 092606	9143	9/27/02	335000	2700	0	8	1978	3	38490N	N			21703 NE 176TH PL
5 092606	9142	4/19/01	340000	2740	0	8	1977	4	35757N	N			21716 NE 176TH PL
5 032606	9159	2/15/02	419000	2830	0	8	1999	3	46708N	N			23417 NE 188TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5 082606	9083	9/13/02	572000	2910	0	8	1984	4	143800N	N			20214 NE 168TH PL
5 172606	9026	6/13/02	518000	2970	400	8	1993	3	87197N	N			16407 199TH CT NE
5 032606	9015	10/3/02	509500	3030	0	8	1987	3	216928N	N			18516 236TH AV NE
5 172606	9088	1/8/02	460000	3230	0	8	1981	4	51836N	N			19909 NE 151ST PL
5 162870	0175	3/21/02	446000	1890	700	9	1978	3	83328N	N			19424 NE 166TH PL
5 429810	0380	5/8/01	512950	2010	1450	9	1997	3	37296N	N			21227 NE 186TH ST
5 405470	0310	6/7/02	402000	2180	0	9	1998	3	35976N	N			23433 NE 140TH ST
5 152606	9132	8/21/01	400000	2310	0	9	1996	3	44906N	N			15014 232ND AV NE
5 082606	9236	10/21/02	430000	2320	0	9	1993	3	35337N	N			20109 NE WOODINVILLE-DUVALL RD
5 092606	9185	4/12/01	476750	2360	910	9	2000	3	40600N	N			17523 214TH AV NE
5 520100	0030	8/23/01	350000	2370	0	9	1995	3	41338N	N			21328 NE 151ST ST
5 554400	0010	2/26/02	365000	2420	0	9	1996	3	49222N	N			17308 213TH AV NE
5 092606	9189	2/7/01	470000	2460	1000	9	1995	3	38628N	N			21308 NE 167TH PL
5 082606	9208	9/17/02	439950	2500	0	9	1987	3	76665N	N			16626 203RD PL NE
5 520100	0010	5/20/02	408000	2550	0	9	1994	3	27974N	N			21420 NE 151ST ST
5 429870	0070	10/7/02	460000	2570	0	9	1997	3	61855N	N			21741 NE 181ST PL
5 405471	0030	1/31/02	419950	2580	0	9	1998	3	26525N	N			13839 233RD CT NE
5 429810	0420	8/27/01	464000	2580	0	9	1996	3	36047N	N			21407 NE 186TH ST
5 405472	0170	12/6/01	416500	2580	0	9	1998	3	36641N	N			14333 231ST CT NE
5 429810	0400	3/6/02	435000	2590	0	9	1996	3	33602N	N			21309 NE 186TH ST
5 405471	0190	2/21/02	453000	2620	0	9	1998	3	51354N	N			23337 NE 138TH WY
5 102606	9156	2/5/01	425000	2620	0	9	1987	3	43995N	N			23723 NE 181ST ST
5 324950	0060	8/8/02	435000	2630	0	9	1993	3	36489N	N			16909 237TH PL NE
5 405472	0290	7/24/02	451000	2650	0	9	1998	3	50765N	N			23000 NE 144TH ST
5 405472	0240	11/7/02	437000	2650	0	9	1998	3	32863N	N			14217 229TH AV NE
5 429870	0040	11/26/01	459000	2680	0	9	1997	3	30593N	N			21720 NE 181ST PL
5 429810	0350	7/17/01	469000	2710	0	9	1999	3	36990N	N			18619 213TH AV NE
5 405471	0210	9/11/01	405000	2730	0	9	1998	3	39131N	N			23315 NE 138TH WY
5 429810	0070	7/10/02	459900	2740	0	9	1993	3	43101N	N			18808 215TH WY NE
5 082606	9228	7/2/01	429000	2780	0	9	1991	3	57063N	N			21011 NE 169TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	429810	0410	8/27/01	450000	2790	0	9	1993	3	27902	N	N	21315 NE 186TH ST
5	554400	0040	8/20/01	480000	2860	0	9	1997	3	70131	N	N	17328 213TH AV NE
5	324950	0050	4/27/01	435000	2890	0	9	1993	3	35862	N	N	16917 237TH PL NE
5	405471	0010	6/18/01	418500	2910	0	9	1998	3	63796	N	N	13829 233RD CT NE
5	429821	0070	3/20/01	499950	2930	0	9	1996	3	43717	N	N	21405 NE 184TH PL
5	102606	9144	3/1/01	640000	3030	0	9	2000	3	221284	N	N	23236 NE 171ST ST
5	405470	0100	6/13/02	489000	3130	0	9	1997	3	36854	N	N	14133 235TH CT NE
5	092606	9186	4/11/01	482000	3140	0	9	2000	3	51510	N	N	17533 214TH AV NE
5	172606	9253	8/29/01	470000	3200	0	9	1986	3	128066	N	N	15327 210TH AV NE
5	405471	0140	8/9/01	449950	3230	0	9	1998	3	30080	N	N	13818 234TH CT NE
5	405470	0260	8/28/01	462500	3230	0	9	1998	3	44364	N	N	23229 NE 141ST PL
5	405472	0070	9/28/01	459500	3250	0	9	1998	3	30915	N	N	23215 NE 142ND PL
5	405470	0220	2/5/02	480000	3310	0	9	1998	3	38920	N	N	23223 NE 141ST PL
5	405472	0100	8/23/01	465000	3330	0	9	1997	3	55555	N	N	23214 NE 141ST PL
5	429810	0320	8/19/02	555000	3370	0	9	1995	3	27757	N	N	18804 213TH AV NE
5	729890	0180	9/10/01	544000	3370	0	9	1997	3	28051	N	N	15027 225TH AV NE
5	052606	9046	12/13/02	541000	3370	930	9	1977	3	257004	N	N	19026 201ST AV NE
5	324950	0210	12/3/01	540000	3390	0	9	1997	3	44766	N	N	23735 NE 170TH ST
5	429810	0130	5/16/01	425000	3550	0	9	1994	3	34307	N	N	21220 NE 189TH ST
5	729890	0060	12/11/02	552000	3560	0	9	1997	3	30021	N	N	15032 225TH AV NE
5	729890	0210	7/17/02	585000	3570	0	9	1998	3	34980	N	N	15025 225TH AV NE
5	729890	0210	6/13/01	540000	3570	0	9	1998	3	34980	N	N	15025 225TH AV NE
5	032606	9089	11/29/01	775000	3870	0	9	2001	3	207781	N	N	19113 244TH AV NE
5	032606	9103	9/20/02	600000	4000	0	9	1991	3	81457	N	N	22821 NE 189TH ST
5	042606	9108	10/7/02	715000	4120	0	9	1996	3	180401	N	N	19917 216TH AV NE
5	029380	0370	1/18/02	607500	4560	0	9	1993	3	56236	N	N	19720 223RD AV NE
5	082606	9233	3/22/01	415487	2200	0	10	1993	3	48856	N	N	20822 NE 165TH ST
5	757491	0120	3/12/02	615000	2260	1160	10	1993	3	34736	Y	N	22426 NE 166TH ST
5	032606	9095	10/9/01	525000	2360	800	10	1985	3	43995	Y	Y	19310 229TH AV NE
5	032606	9095	10/10/01	525000	2360	800	10	1985	3	43995	Y	Y	19310 229TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	757491	0010	11/19/01	505000	2390	0	10	1991	3	42839N	N		22018 NE 168TH CT
5	757491	1080	2/26/01	575000	2740	0	10	1993	3	37386N	N		16206 223RD AV NE
5	029380	0140	10/23/01	505000	2840	0	10	1993	3	32138N	N		18818 222ND WY NE
5	757491	1170	10/3/02	560000	2860	0	10	1991	3	41327N	N		16705 226TH AV NE
5	029380	0110	8/7/02	519950	2870	0	10	1992	3	32068N	N		18710 222ND WY NE
5	662610	0290	5/1/01	699500	2980	1260	10	2000	3	39351N	N		18902 203RD AV NE
5	029380	0010	11/25/02	539950	2980	0	10	1993	3	33052N	N		22209 NE 187TH ST
5	757491	0270	3/20/02	529950	2980	0	10	1998	3	27066N	N		22203 NE 156TH PL
5	102606	9075	4/18/01	370000	3050	0	10	1991	3	36048N	N		18109 236TH AV NE
5	757490	0150	10/14/02	618000	3070	0	10	1991	3	32634N	N		22612 NE 169TH ST
5	232606	9011	8/28/01	540000	3080	0	10	1990	3	217800Y	N		24659 NE 133RD ST
5	092606	9198	11/7/02	592000	3110	0	10	2002	3	31774N	N		18028 218TH AV NE
5	757491	0140	8/21/02	619500	3120	0	10	1993	3	26033N	N		22402 NE 166TH ST
5	029380	0260	8/15/02	567900	3120	0	10	1993	3	42289N	N		22232 NE 192ND ST
5	029380	0170	2/25/01	475000	3130	0	10	1992	3	32810N	N		22229 NE 189TH CT
5	757491	0280	10/17/01	640000	3160	0	10	1994	3	27419N	N		22209 NE 156TH PL
5	029380	0210	6/19/01	470000	3190	0	10	1991	3	29529N	N		19008 222ND WY NE
5	140070	0080	6/1/01	532900	3230	0	10	1991	3	32048N	N		19730 NE 169TH ST
5	162870	0183	6/18/01	675000	3240	1270	10	1996	3	43560N	N		19616 NE 169TH ST
5	029380	0250	10/11/02	559500	3390	0	10	1993	3	47126N	N		22231 NE 192ND ST
5	757490	0010	8/8/01	682000	3400	0	10	1991	3	39767N	N		16708 226TH AV NE
5	102606	9166	2/22/02	610000	3400	0	10	1998	3	88210N	N		23785 NE 168TH ST
5	029380	0510	7/8/02	575000	3410	0	10	1994	3	38259N	N		19711 222ND AV NE
5	092606	9197	9/9/02	634950	3470	0	10	2002	3	31541N	N		18204 218TH AV NE
5	757491	0290	8/16/01	639000	3470	0	10	1997	3	25459N	N		15511 223RD AV NE
5	757491	0460	2/14/02	632000	3470	0	10	1997	3	35409N	N		15821 SAYBROOK DR NE
5	029380	0640	2/2/01	550000	3490	0	10	1991	3	41919N	N		19832 218TH AV NE
5	052606	9063	5/2/02	640000	3520	0	10	1998	3	94089N	N		19032 203RD PL NE
5	102606	9193	6/15/01	640000	3520	0	10	1998	3	87960N	N		16830 238TH AV NE
5	193908	0110	8/22/01	650000	3550	0	10	1996	3	35942Y	N		18517 201ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5 052606	9064	11/27/01	789950	3660	0	10	1998	3	83199N	N			19033 203RD PL NE
5 032606	9044	8/6/02	827000	3690	0	10	2002	3	207781N	N			18917 244TH AV NE
5 029370	0200	1/15/01	560000	3690	0	10	1994	3	28435N	N			20143 218TH AV NE
5 029370	0220	4/5/02	580000	3720	0	10	1996	3	20894N	N			21734 NE 201ST CT
5 140070	0130	8/30/01	525000	3720	0	10	1991	3	41487N	N			19705 NE 169TH ST
5 029370	0070	8/19/02	589900	3770	0	10	1996	3	27664N	N			21830 NE 203RD PL
5 757491	1050	8/26/02	616000	3840	0	10	1992	3	37798N	N			22320 NE 160TH PL
5 029370	0050	8/29/02	585000	3850	0	10	1994	3	23549N	N			20130 218TH AV NE
5 757491	0820	4/27/01	685000	3860	0	10	1996	3	36823N	N			15815 SAYBROOK DR NE
5 757491	0440	6/17/02	690000	3890	0	10	1997	3	40052N	N			15802 SAYBROOK DR NE
5 042606	9107	5/9/01	707000	4020	0	10	1995	3	94022N	N			22424 NE 200TH ST
5 222606	9043	9/27/01	799900	4100	0	10	2000	3	43560N	N			14038 236TH AVE NE
5 029380	0530	9/4/02	775000	4130	0	10	1995	3	37752N	N			19609 222ND AV NE
5 029380	0340	6/24/02	780000	4150	0	10	1997	3	64903N	N			19502 223RD AV NE
5 092606	9199	6/28/02	799950	4230	0	10	2002	3	84070N	N			18210 218TH AV NE
5 757491	0050	6/3/02	560000	3370	0	11	1992	3	34142N	N			22015 NE 168TH CT
5 757490	0090	3/16/01	659900	3480	0	11	1991	3	43190N	N			16617 227TH AV NE
5 757491	0550	7/11/02	705000	3740	0	11	1992	3	30622N	N			16428 SAYBROOK DR NE
5 757491	0880	2/26/01	700000	4080	0	11	1994	3	38236N	N			15728 223RD AV NE
5 102606	9094	2/14/02	839950	4110	0	11	2001	3	202989N	N			18311 244TH AV NE
5 092606	9107	7/18/02	960235	4610	0	11	2002	3	225205N	N			22624 NE OLD WOODINVILLE-DUVALL RD
5 162606	9063	6/11/02	1200000	4760	0	11	2001	3	209523N	N			21417 NE 149TH ST
5 029380	0790	10/28/02	905000	4870	0	11	1991	3	112732N	N			19301 218TH PL NE
11 242610	0150	11/25/02	265000	1190	810	8	1978	4	31546N	N			18426 186TH PL NE
11 721470	0740	6/7/02	329950	1280	960	8	1976	4	36708N	N			18310 194TH AV NE
11 721471	0590	5/10/02	269950	1360	940	8	1979	3	39309N	N			19525 200TH AV NE
11 721471	1200	7/17/01	290000	1460	480	8	1976	3	36567N	N			18839 197TH AV NE
11 721470	0760	7/26/01	360000	1510	1150	8	1976	3	40700N	N			18414 194TH AV NE
11 721471	0470	6/14/01	319000	1520	500	8	1977	3	38039N	N			19510 200TH AV NE
11 721471	0710	7/2/02	321500	1540	750	8	1977	3	47474N	N			19417 NE 195TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	721470	0090	10/26/01	300000	1630	1180	8	1976	3	41800	N	N	19407 NE 181ST ST
11	721471	0020	7/9/01	335000	1690	820	8	1977	3	34497	N	N	18708 194TH AV NE
11	721470	0550	2/13/01	299995	1690	560	8	1976	4	50965	N	N	18140 197TH PL NE
11	721471	1130	7/6/01	378000	1720	1460	8	1977	4	35983	N	N	19621 NE 194TH ST
11	721471	1180	4/8/02	372500	1820	1290	8	1978	3	32625	N	N	18923 197TH AV NE
11	177421	0020	3/22/01	336000	1850	550	8	1976	3	33986	N	N	18119 NE 191ST ST
11	721470	0280	1/5/01	320000	1870	590	8	1976	3	38737	N	N	19932 NE 185TH ST
11	177421	0040	7/25/02	333000	1880	1050	8	1976	3	35100	N	N	18207 NE 191ST ST
11	177421	0360	5/18/01	329950	1880	1060	8	1976	3	35250	N	N	19224 181ST AV NE
11	177420	0140	9/24/01	305000	1890	0	8	1975	3	34064	N	N	18214 NE 189TH ST
11	721470	0110	6/26/02	335000	1900	150	8	1976	3	36186	N	N	19505 NE 181ST ST
11	177421	0480	8/12/02	309900	1900	1050	8	1977	4	37771	N	N	19007 181ST AV NE
11	177422	0350	5/24/01	335000	1930	440	8	1978	3	38639	N	N	18121 NE 197TH PL
11	177422	0350	7/22/02	312500	1930	440	8	1978	3	38639	N	N	18121 NE 197TH PL
11	721471	0930	7/30/01	330000	1980	1720	8	1976	3	63622	N	N	18525 194TH AV NE
11	721470	0020	5/19/01	324950	2000	0	8	1976	3	38192	N	N	17622 194TH AV NE
11	721470	0020	12/23/02	322500	2000	0	8	1976	3	38192	N	N	17622 194TH AV NE
11	242610	0110	8/30/01	334900	2030	0	8	1978	3	33655	N	N	18417 186TH PL NE
11	721472	0070	9/19/02	380000	2040	0	8	1983	3	161607	N	N	20018 194TH AV NE
11	177420	0340	3/19/02	319950	2040	0	8	1976	3	37793	N	N	18150 NE 185TH PL
11	177422	0150	2/22/02	415000	2070	1380	8	1978	3	39322	N	N	19837 183RD PL NE
11	721472	0075	4/18/01	436450	2190	0	8	1983	4	107593	N	N	20036 194TH AV NE
11	177422	0040	3/27/01	325000	2260	0	8	1978	3	40890	N	N	18209 NE 196TH ST
11	177422	0460	7/21/01	315000	2460	0	8	1978	3	33798	N	N	19509 181ST AV NE
11	721471	0330	11/26/02	330000	2480	0	8	1978	3	34398	N	N	20025 NE 192ND ST
11	177420	0350	5/11/01	390000	2560	0	8	1976	4	34754	N	N	18142 NE 185TH PL
11	177422	0260	11/19/01	341000	2590	0	8	1978	3	34498	N	N	19915 182ND AV NE
11	721471	1140	1/7/02	339000	2600	0	8	1977	3	37386	N	N	19917 NE 194TH ST
11	721470	0640	3/29/01	305000	2620	0	8	1976	3	41400	N	N	18148 195TH PL NE
11	177420	0150	9/23/02	370000	2680	0	8	1975	3	35934	N	N	18204 NE 189TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	177420	0230	1/16/02	342000	2700	1170	8	1976	3	43787	N	N	18905 181ST AV NE
11	177422	0160	6/22/01	362000	2770	0	8	1978	3	32239	N	N	19827 183RD PL NE
11	721471	0200	4/30/01	350000	3020	0	8	1977	3	40005	N	N	19814 NE 189TH ST
11	721470	0030	3/14/02	355000	3220	0	8	1976	3	40020	N	N	17804 194TH AV NE
11	177423	0180	6/28/01	445000	3430	0	8	1979	3	61419	N	N	18532 NE 186TH ST
11	177423	0280	7/26/01	496000	3690	0	8	1978	4	89733	N	N	18619 185TH AV NE
11	721479	0020	4/1/02	379950	1660	780	9	1990	3	35290	N	N	19413 NE 203RD PL
11	769547	0120	2/19/02	364500	1660	600	9	1986	3	33042	N	N	18626 189TH AV NE
11	769547	0350	7/19/02	445000	1880	800	9	1985	3	45302	N	N	18414 NE 192ND ST
11	721472	0470	8/15/01	341000	1970	0	9	1987	3	40087	N	N	19929 190TH AV NE
11	721471	0850	9/26/02	470000	2010	1530	9	1979	4	106974	N	N	19322 NE 190TH ST
11	721471	0510	7/25/02	358500	2220	0	9	1977	3	40588	N	N	20030 NE 196TH ST
11	769547	0180	2/12/02	385000	2250	0	9	1985	3	37277	N	N	18925 NE 190TH CT
11	935930	0450	3/21/02	402000	2260	0	9	1988	3	36198	N	N	18215 NE 205TH ST
11	769547	0190	1/9/02	392000	2400	0	9	1986	3	45302	N	N	18920 NE 190TH CT
11	769547	0340	2/27/01	389000	2500	0	9	1986	3	42292	N	N	18422 NE 192ND ST
11	935930	0520	11/27/01	412000	2520	0	9	1988	3	37633	N	N	18136 NE 201ST DR
11	935930	0630	7/2/02	416000	2530	0	9	1989	3	99533	N	N	20025 182ND AV NE
11	721472	0340	2/5/01	410000	2600	0	9	1987	3	37693	N	N	19904 190TH AV NE
11	935930	0060	3/15/01	412000	2600	0	9	1988	3	30731	N	N	20016 182ND AV NE
11	769547	0260	8/23/02	400000	2630	0	9	1986	3	31280	N	N	19115 189TH PL NE
11	935930	0610	8/10/01	418500	2740	0	9	1989	3	126146	N	N	20121 181ST PL NE
11	769546	0010	7/16/01	447500	2750	0	9	1987	3	48801	N	N	19500 189TH PL NE
11	721479	0040	9/21/01	517500	2840	1320	9	1988	4	41093	N	N	19433 NE 203RD PL
11	769547	0240	7/2/01	470000	2870	730	9	1986	3	30621	N	N	19203 189TH PL NE
11	353020	0080	12/9/02	520000	2940	0	9	1986	3	28539	N	N	18505 NE 194TH ST
11	721472	0050	5/16/02	444000	2970	0	9	1985	3	59677	Y	N	19824 194TH AV NE
11	353020	0360	3/3/01	469950	2980	0	9	1987	3	70620	N	N	19435 184TH PL NE
11	721477	0050	2/14/01	489000	3420	0	9	1984	4	81766	N	N	19332 NE 200TH ST
11	353021	0060	8/20/01	475000	2850	0	10	1987	3	57785	N	N	18459 NE 196TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	353020	0180	5/8/02	475000	3190	0	10	1986	3	39748N	N		18922 NE 194TH ST
11	353021	0040	10/22/02	539950	3530	0	10	1988	3	37863N	N		18447 NE 196TH PL
11	721472	0114	12/20/02	699999	4320	0	10	1999	3	50529N	N		18811 NE 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	072606	9075	11/25/01	305000	NO MKT EXPOSURE; RELATED PARTY, FRIEND,NGHB
1	115500	0060	7/9/01	890000	0 DORRatio
1	132605	9137	3/6/01	143500	0 DORRatio
1	163070	0135	9/17/02	590000	Diagnostic Outlier
1	163070	0285	5/29/01	334000	RELOCATION - SALE BY SERVICE
1	163070	0285	4/8/01	334000	RELOCATION - SALE TO SERVICE
1	177000	0470	5/20/02	319950	Diagnostic Outlier
1	177100	0570	9/18/02	41200	0 DORRatio
1	177100	0690	1/24/02	32912	QUIT CLAIM DEED; RELATED PARTY, FRIEND,OR NGHB
1	177111	0120	8/7/01	100000	NO MKT EXPOSURE; RELATED PARTY, FRIEND,NGHB
1	177111	0440	6/19/02	213000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	177400	0230	5/6/02	360000	RELOCATION - SALE BY SERVICE
1	177400	0230	4/4/02	360000	RELOCATION - SALE TO SERVICE
1	177400	0760	5/16/01	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	177435	0010	8/31/01	11761	GOV. AGENCY; EXEMPT FROM EXCISE TAX DORRatio
1	177450	0015	3/11/02	30500	GOV. AGENCY; EXEMPT FROM EXCISE TAX DORRatio
1	177450	0020	3/24/01	5667	GOV.AGENCY; ESMNT OR RIGHT-OF-WAY;DORRatio
1	177450	0026	12/18/01	21268	GOVERNMENT AGENCY; UnFinArea DORRatio
1	177450	0030	11/29/01	16200	ImpCountGOV. AGENCY;EXCISE TAX DORRatio
1	177450	0090	1/9/01	155000	NO MKT EXPOSURE; RELATED PARTY, FRIEND,NGHB
1	177550	0030	6/19/01	23000	ImpCountGOV. AGENCY;EXCISE TAX DORRatio
1	177550	0070	5/6/01	9500	GOV.AGENCY; ESMNT OR RIGHT-OF-WAY;DORRatio
1	177550	0100	3/21/01	10344	GOV.AGENCY; ESMNT OR RIGHT-OF-WAY;DORRatio
1	177550	0105	1/26/01	1440	GOV. AGENCY; EXEMPT FROM EXCISE TAX DORRatio
1	177550	0110	6/1/01	7980	GOV.AGENCY; ESMNT OR RIGHT-OF-WAY;DORRatio
1	177550	0140	8/1/02	245000	QUESTIONABLE PER SALES IDENTIFICATION
1	177550	0160	7/16/02	287000	UnFinArea
1	177580	0320	8/8/02	175000	Diagnostic Outlier
1	177580	0360	7/17/01	175000	EXEMPT FROM EXCISE TAX
1	177580	0530	8/7/01	236000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	177580	0800	11/14/02	95191	0 DORRatio
1	177590	0160	2/25/02	206500	0 UnFinArea
1	177591	0150	11/20/02	101039	0 DORRatio
1	177592	0020	8/2/01	177592	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
1	177595	0140	7/30/02	340764	TRADE; STATEMENT TO DOR
1	177595	0140	7/30/02	340764	TRADE; STATEMENT TO DOR
2	675255	0010	9/6/02	583950	Diagnostic Outlier
2	012605	9130	10/10/02	771880	0 DORRatio
2	012605	9195	6/25/02	375000	ImpCount
2	022605	9032	10/23/01	207500	QUIT CLAIM DEED; STATEMENT TO DOR
2	022605	9116	10/23/02	195801	Double Sale
2	022605	9133	2/26/02	395000	Diagnostic Outlier
2	022605	9181	2/13/02	360000	0 %Compl ActivePermitBeforeSale>25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032605	9299	6/15/01	212500	ImpCountGOVERNMENT AGENCY PrevImp<=10K
2	289640	0260	10/2/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0270	9/24/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0290	11/6/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0300	9/18/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0310	9/25/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0320	11/19/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0380	9/3/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0390	9/18/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0400	9/3/02	2305800	Diagnostic outlier
2	289640	0480	10/14/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0490	10/22/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	289640	0500	9/25/02	2305800	0 %Compl ActivePermitBeforeSale>25K
2	427700	0120	7/12/02	508500	RELOCATION - SALE BY SERVICE
2	427700	0120	3/17/02	508500	RELOCATION - SALE TO SERVICE
2	721480	0600	3/18/02	327500	RELOCATION - SALE BY SERVICE
2	721480	0600	3/18/02	327500	RELOCATION - SALE BY SERVICE
2	721482	0410	5/24/01	1000000	QUIT CLAIM DEED DORRatio
2	803100	0020	4/22/02	915000	Diagnostic Outlier
2	803100	0060	9/23/02	9290000	Diagnostic Outlier
2	923843	0360	2/8/02	3700000	Diagnostic Outlier
2	923850	0480	11/1/01	2830000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	951720	0270	3/12/01	1100090	DORRatio
5	032606	9021	9/9/02	8000000	Diagnostic Outlier
5	032606	9044	4/10/01	1774750	DORRatio
5	032606	9045	12/3/02	2450000	PersMH00
5	032606	9052	12/20/01	35000000	Obsol
5	032606	9101	8/27/02	3450000	Diagnostic Outlier
5	032606	9120	9/6/01	3250000	NON-REPRESENTATIVE SALE
5	042606	9073	3/9/01	3700000	RELOCATION - SALE BY SERVICE
5	042606	9073	3/9/01	3700000	RELOCATION - SALE TO SERVICE
5	052606	9032	10/28/02	2060000	Diagnostic outlier
5	052606	9040	8/20/02	2900000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	062650	0120	11/20/01	234950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	082606	9062	5/23/01	133333	Diagnostic outlier
5	082606	9145	11/21/02	7490000	Diagnostic Outlier
5	092606	9005	6/11/01	2900000	Diagnostic Outlier
5	092606	9009	3/20/01	3999500	MOBILE HOME
5	092606	9049	7/24/02	9925000	0 %Compl
5	092606	9050	10/8/02	3189500	UnFinArea
5	092606	9107	6/25/01	2170000	DORRatio
5	092606	9179	8/17/01	4379500	Diagnostic outlier
5	092606	9198	7/9/01	1600000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	102606	9043	9/3/02	1100000	Diagnostic Outlier
5	102606	9134	6/12/01	1300000	0 DORRatio
5	112606	9023	6/29/01	1200000	ImpCount
5	152606	9008	8/9/02	17066	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
5	152606	9104	7/12/01	1580000	0 %Compl
5	152606	9129	1/16/01	49000	ImpCount %Compl DORRatio
5	162606	9096	11/28/01	1500000	0 DORRatio
5	162606	9200	6/20/01	243000	Diagnostic outlier
5	162606	9229	2/13/02	270000	Diagnostic Outlier
5	162870	0182	12/31/01	678000	RELOCATION - SALE BY SERVICE
5	162870	0182	12/12/01	678000	RELOCATION - SALE TO SERVICE
5	172606	9003	8/1/02	255000	OPEN SPACE DESIG CONT AFTER SALEOpenSpace1
5	172606	9058	7/15/02	425000	Diagnostic Outlier
5	172606	9065	3/9/01	345000	OPEN SPACE DESIG CONT AFTER SALEOpenSpace2
5	172606	9067	7/12/02	515000	OPEN SPACE DESIG CONT AFTER SALEOpenSpace0
5	172606	9120	7/5/02	303888	RELOCATION - SALE BY SERVICE
5	172606	9120	6/1/02	303888	RELOCATION - SALE TO SERVICE
5	172606	9169	5/21/02	800000	Diagnostic Outlier
5	222606	9033	11/19/01	82150	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
5	324950	0010	5/12/01	419000	RELOCATION - SALE BY SERVICE
5	324950	0010	5/12/01	419000	RELOCATION - SALE BY SERVICE
5	405471	0010	7/2/01	411000	RELOCATION - SALE BY SERVICE
5	405471	0020	3/21/01	389900	RELOCATION - SALE BY SERVICE
5	405471	0020	3/20/01	389900	RELOCATION - SALE TO SERVICE
5	429810	0230	9/25/01	470000	RELOCATION - SALE BY SERVICE
5	429810	0230	9/25/01	470000	RELOCATION - SALE TO SERVICE
5	429821	0020	3/26/02	440000	RELOCATION - SALE BY SERVICE
5	429821	0020	3/20/02	440000	RELOCATION - SALE TO SERVICE
5	948577	0090	8/24/01	529950	RELOCATION - SALE BY SERVICE
5	948577	0090	7/24/01	529950	RELOCATION - SALE TO SERVICE
11	072606	9084	3/28/01	242000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
11	163070	0364	4/29/02	299000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR Obsol
11	177420	0040	9/13/02	304500	RELOCATION - SALE BY SERVICE
11	177420	0040	8/16/02	305715	RELOCATION - SALE TO SERVICE
11	177420	0320	3/23/01	334950	Diagnostic Outlier
11	177421	0260	9/18/01	325000	RELOCATION - SALE BY SERVICE
11	177421	0260	9/17/01	325000	RELOCATION - SALE TO SERVICE
11	353021	0110	6/25/02	484000	RELOCATION - SALE BY SERVICE
11	353021	0110	5/9/02	484000	RELOCATION - SALE TO SERVICE
11	721470	0160	8/23/01	353800	RELOCATION - SALE BY SERVICE
11	721470	0160	8/20/01	353800	RELOCATION - SALE TO SERVICE
11	721471	0520	11/5/01	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	721471	0730	7/17/01	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	721478	0060	8/4/01	405000	RELOCATION - SALE BY SERVICE
11	721478	0060	8/4/01	405000	RELOCATION - SALE TO SERVICE
11	721479	0170	7/22/02	350000	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	177000	0220	6/13/02	110000	16790	N	N
2	012605	9016	10/15/01	112500	180774	N	N
2	012605	9133	5/14/02	230000	104544	N	N
2	012605	9133	5/11/02	170000	104544	N	N
2	012605	9306	6/6/02	190000	43865	N	N
2	022605	9182	6/25/02	210000	35850	N	N
5	032606	9005	12/23/02	110000	366775	N	N
5	032606	9026	3/12/02	143000	217800	N	N
5	032606	9047	9/20/01	195000	212572	N	N
5	102606	9003	10/15/02	200000	322488	N	N
5	102606	9173	9/27/01	300000	365050	N	N
5	102606	9194	5/8/01	69000	38408	N	N
5	152606	9036	1/18/01	239900	402058	N	N
5	152606	9091	1/2/02	80000	103672	N	N
5	152606	9131	9/20/01	156500	44906	N	N
5	172606	9188	12/6/02	220000	51836	N	N
5	172606	9188	3/6/01	210000	51836	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 36

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	163070	0429	8/9/02	61000	Extreme Ratio
1	177450	0101	37047	20760	GOVERNMENT AGENCY; CORRECTION DEED;
2	012605	9189	8/27/02	94500	Extreme Ratio
2	022605	9076	3/15/02	520000	Extreme Ratio
2	079280	0010	11/19/02	699900	Extreme Ratio
2	289640	0040	12/19/02	230580	New Bldg Not Picked up
2	289640	0080	11/1/02	440000	Multi-Parcel
2	289640	0140	12/2/02	182500	New Bldg Not Picked up
2	289640	0150	12/4/02	230580	New Bldg Not Picked up
2	289640	0160	11/5/02	230580	New Bldg Not Picked up
2	289640	0170	11/6/02	230580	New Bldg Not Picked up
2	289640	0180	12/2/02	230580	New Bldg Not Picked up
2	289640	0190	11/5/02	182500	New Bldg Not Picked up
2	289640	0200	10/17/02	230580	New Bldg Not Picked up
2	289640	0210	10/14/02	230580	New Bldg Not Picked up
2	289640	0220	10/2/02	230580	New Bldg Not Picked up
2	289640	0230	10/21/02	230580	New Bldg Not Picked up
2	289640	0280	11/14/02	230580	New Bldg Not Picked up
2	289640	0330	10/2/02	230580	New Bldg Not Picked up
2	289640	0460	11/26/02	230580	New Bldg Not Picked up
2	289640	0470	11/12/02	230580	New Bldg Not Picked up
2	289640	0510	12/19/02	230580	New Bldg Not Picked up
2	289640	0520	12/18/02	230580	New Bldg Not Picked up
2	289640	0720	37174	688975	CORPORATE AFFILIATES; QUIT CLAIM DEED;
5	152606	9131	37043	1000	\$1,000 SALE OR LESS;